

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Rincon Heights Historic District  
other names/site number Buell's Addition, Drake's Addition, Rincon Heights Addition, Bingham Addition & Altadina Heights Addition

## 2. Location

street & number Area generally bounded by Sixth Street to the north, Campbell Avenue to the east, Broadway Boulevard to the south, and Fremont Avenue to the west.  not for publication  
city or town Tucson  vicinity  
state Arizona code AZ county Pima code 019 zip code 85719

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_meets\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide XX local

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government



**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> & 20<sup>th</sup> Century Revival: Pueblo, Spanish, Tudor.

Late 19<sup>th</sup> & 20<sup>th</sup> Century American Movements: Bungalow/Craftsman.

Modern Movement: Ranch Style

**Materials**

(Enter categories from instructions)

foundation: Concrete

walls: Adobe, Brick, Wood Siding, Stucco,

Concrete Block

roof: Prepared Roll, Polymer Coating, Metal

Wood Shingles, Asphalt Shingles

other:

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**SUMMARY OF DESCRIPTION**

The Rincon Heights Historic District is located in central Tucson approximately one-half mile east of downtown and immediately south of the University of Arizona. It is primarily a residential neighborhood characterized by a grid-iron pattern of wide streetscapes encompassing five historic subdivisions: Buell’s Addition (1881), Drake’s Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905). The overarching name of Rincon Heights was adopted reflecting the name of the neighborhood association that was established in 1987. While the neighborhood is generally bounded on the north by Sixth Street, the east by Campbell Avenue, the south by Broadway Boulevard, and the west by Fremont Avenue, the delineation of the Rincon Heights Historic District’s northern boundary is a jagged edge defined by the University of Arizona’s comprehensive campus boundary and articulated in a 1996 Memorandum of Understanding (MOU) between the university and the neighborhood. Within the Rincon Heights Historic District there are 442 properties, of which 288 (65%) are considered contributing properties, 132 (30%) are considered non-contributing properties, and 22 (5%) are vacant (neither contributing nor non-contributing). The unique character of the neighborhood is derived from the combined uniformity of its streetscape and varied single- and multi-family residential building types and styles reflecting three distinct periods of development and relationship with the University of Arizona.

**NARRATIVE OF DESCRIPTION**

Location

The Rincon Heights Historic District is located 65 miles north of the Mexican border in central Tucson, in the broad Santa Cruz River Valley of southern Arizona, approximately one-half mile east of downtown and immediately south of the University of Arizona campus.

The approximate boundaries of the neighborhood are Sixth Street on the north, Campbell Avenue on the east, Broadway Boulevard on the south, and Fremont Avenue on the west. The Rincon Heights Historic District’s precise northern boundary is a jagged edge defined by the University of Arizona’s comprehensive campus boundary, which was articulated in a 1996 MOU between the university and the neighborhood.

Rincon Heights is surrounded by two National Register historic districts, Pie Allen to the west and Sam Hughes to the east, and is bound by the University of Arizona to the north and the Miles neighborhood to the south. Rincon Heights encompasses five historic subdivisions: Buell’s Addition (1881), Drake’s Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905). The original northern boundaries of Buell’s Addition, Drakes Addition, and Rincon Heights Addition each extended north of Sixth Street and abutted the University of Arizona campus whose southern boundary expanded from its original location at 4<sup>th</sup> Street to eventually cross over and dominate the Sixth Street streetscape. The overarching name of Rincon Heights was adopted reflecting the name of the neighborhood association that was established in 1987.

Prior to development, the land encompassing the Rincon Heights was open, gently sloping desert, with native flora including mesquite trees, palo verde trees, creosote, multiple species of cacti, and native wildflowers that are still visible in the neighborhood today. A distinctive feature of the neighborhood is High School Wash, accessible through the rear yards of properties between Eighth and Ninth Streets. This riparian corridor runs from east to west and flows with intermittent rainfall.

#### Neighborhood Layout/ streetscape/definition of land use

Rincon Heights is primarily a residential neighborhood characterized by a rectangular gridiron pattern of wide streetscapes defined by curbs, discontinuous sidewalks, and front yards with generally uniform setbacks.

From north to south, the principal east-west streets are Sixth Street, Seventh Street, Eighth Street, Ninth Street, Tenth Street, and Broadway (formerly Eleventh Street). In addition, two named alleys, Caddie, between Eighth and Ninth Streets, and Florita, between Ninth and Tenth Streets, run intermittently between Fremont and Mountain Avenues.

From west to east, the north-south streets, are Fremont Avenue, Santa Rita Avenue, Mountain Avenue, Highland Avenue, Vine Avenue, Cherry Avenue, Warren Avenue, Martin Avenue, and Campbell Avenue. These streets carry mostly local traffic; major arterial streets enclose the neighborhood to the north, east and south. Highland Avenue, which bisects the neighborhood from north to south, feeds Broadway traffic into the University campus at Sixth Street through the Highland Commons gateway.

Originally, the north-south streets names were associated with a horticultural theme including Maple (now Martin), Pine (now Warren), Cherry, and Vine. Other original streets names convey the Rincon Heights historic district as attempting to establish itself as a suburban node including Main Street (now Highland), Center Street (now Mountain) and East Avenue (now Santa Rita).

The orthogonal city grid, characteristic of the subdivision platting of the five historic subdivisions from 1881-1905, created a uniform setting for the three distinct periods of development and representative architectural expression: post-railroad (1881-1918); inter-war (1918-1942); and post World War II (1945-1970).

Most property parcels are oriented north or south in the gridiron pattern, although a few parcels face east or west. A series of east-west oriented alleys with subtle variations distinguish the historic subdivisions from each other, representing the chronological evolution of subdivision design.

Buell's Addition (1881), located at the far west of the neighborhood and bounded by Mountain Avenue on the east is characterized by two types of block layouts. Blocks with two mid-block alleys similar to the contemporaneous Armory Park and Pie Allen historic districts are associated with railroad housing. More than simply utilitarian alleys, these minor streets were platted with smaller (50' x 50'), north-south-oriented lots and typically sited smaller houses than the (50' x 100') lots on principal streets. One variation demonstrates mid-block lots of medium depth (50' x 100'), oriented east-west to face a principal street. A second block type includes a mid-block alley with correspondingly deeper lots (50' x 150'). In some cases, such lots have been subsequently split to provide an alley-facing property and house.

Drakes Addition (1882), bounded by Cherry Avenue on the east, is located directly east of Buell's Addition . It has a third type of block layout characterized by an absence of alleys, with most lots having medium depth (50' x 100'). These lots are typically oriented north-south, with thinner (40' wide) east-west-oriented mid-block lots for single-family housing units, and wider (80' wide) lots for multi-family housing units.

Bounded by Cherry Avenue on the west and Campbell Road on the east, Rincon Heights (1887), Bingham Addition (1905), and Altadina Heights (1902) are each smaller than the other subdivisions of the Rincon Heights Historic District, but together they are equivalent in size to each of Buell's Addition and Drakes Addition. Historically, Rincon Heights extend north of Sixth Street to Third Street and abutted the eastern boundary of the university. All three of these subdivisions are defined by the two-alley block layout with east-west-oriented mid-block parcels, none of which face the alleys. In Rincon Heights, the mid-block parcels have an additional north-south alley splitting the block even more. Lot sizes vary slightly, but are of medium width and depth, with thinner and deeper mid-block variations as seen in the earlier subdivisions. Interestingly, the east-west street alignment is slightly shifted southward in these three subdivisions, one of the only perceptible indications of moving from one subdivision to another in the Rincon Heights historic district.

Although exceptions to these block types can be found throughout the Rincon Heights historic district, this analysis reinforces how the larger historic district exemplifies the evolution of subdivision planning within a small geographic area during a critical period of community development. One exception is that along the entire face of the major arterial streets on the north (Sixth Street) and south (Broadway), one mid-block alley block-type is used. Very few lots face Campbell Avenue, a consequence of the widening of Campbell Avenue from two to four lanes that began in 1975. Today, after

subsequent expansions to six lanes plus a vegetated median, a number of those lots have been considerably transformed. The High School Wash neatly cuts east-west across the subdivisions usually at the mid-block point, with the result that this natural feature is less of a defining planning feature that requires deviations from typical layouts.

As seen in the 1900 to 1950 Sanborn maps, lot size and building placement evolved to reflect the emerging influence of the automobile on subdivision layout and residential architecture, chronologically:

- single building set to the front of a narrow, deep lot with no accommodation of the automobile;
- single building set to the front of a narrow, deep lot with an outbuilding facing the alley;
- single building set to the front of a wider, deep lot with a driveway to the side of the house accessing the outbuilding in the rear of the property (often with doors facing both the street and alley);
- single building set to the front of a wide, shorter lot with a driveway to the side of the house accessing a street-facing garage building moved to the middle of the lot (and sometimes connected by a wall to the house);
- single building with an integrated carport facing the street reflecting the ranch housing typology where the car is fully incorporated in the street facade.

### Residential Properties

The vast majority of Rincon Heights' properties (411 or 84%) are low-density residential types positioned at the front and center of narrow rectangular lots with the principal façade facing the narrow street frontage. Rincon Heights Historic District front yards have a uniform front setback with plantings, many with low retaining walls to mark the change of elevation from the street to the plane of the house footprint. Housing types evolved over distinct time periods (see Section 8) with single-family representing the majority. Other residential types, including single-family with boarding room, duplex dwelling units, and multi-family structures, reflect the need for rental dwellings as the student population at the University of Arizona increased. Single-story multi-family units, often arranged around a courtyard, contribute to and remain compatible with the historic character of the district. Many original detached garages and outbuildings located at the back of lots survive in the district; some have been converted to additional housing units, often for students. While multi-family residential units prior to World War II were small, boxy, detached "casitas" around a linear courtyard, those after World War II are more often attached rectangular buildings facing one another across a center courtyard, thus presenting side elevations rather than front facades to the street. Beginning in 1970, multi-story apartment blocks began to appear as a separate residential building type. While the apartment towers are a continuation in the historic evolution of housing types and reflect the continued influence of the University of Arizona occupancy patterns in Rincon Heights, their height and land use density pattern drastically alters the historically low-density character of the neighborhood.

### Other Properties Types

Although the majority of buildings in the Rincon Heights Historic District are single- and multi-family residential properties, a number of non-residential buildings in the neighborhood support the local residents, including educational, religious, and commercial buildings. Within the historic boundaries of Rincon Heights, commercial building types were concentrated along the south side of Sixth Street. These, with the reciprocal developments on the north side of Sixth Street, functioned as the retail center for the primarily residential neighborhoods on both sides of Sixth Street. In addition, the Church of Latter Day Saints (demolished ca. 1990) and Anshei Israel Synagogue (demolished 2009) had been located on the north side of Sixth Street, contributing to a distinct suburban node that served a diverse community of residents on both sides of Sixth Street. Today, many historic residential properties on Broadway have been converted to commercial uses, often with compromises to their architectural integrity, or outright building demolition.

Rincon Heights Historic District contains four sites associated with the High School Wash as it transitions from a diagonal course beginning on the eastern district boundary at N. Campbell Avenue to its straight course aligning with rear property lines beginning at N. Vine Avenue. These vacant (contributing) properties are all currently owned by the City of Tucson and were the subject of improvements (principally road culverts) by the Works Progress Administration (WPA) between 1937 and 1938. The culverts remain intact and functional with exceptional stone and concrete workmanship, many with brass plaques embossed with "USA WPA". In addition to the High School Wash improvements, the WPA also funded the construction of numerous sidewalks and curbs throughout the district, many of which still retain their "USA WPA" stamp (Fahrni).

There are also 22 vacant properties in Rincon Heights Historic District, including undeveloped lots and parking lots, which are included in the inventory but are considered neither contributing nor non-contributing (National Register).

### District Boundary

The perceptual boundary of the Rincon Heights neighborhood reflects its historic composite boundary: Sixth Street on the north, Campbell on the east, Park on the west, and Broadway on the south (see Figure 1, Additional Information). Over the course of the last 25 years, the University of Arizona development on the north and west has encroached this

perceptual boundary. In addition, the gerrymandered eastern boundary the Pie Allen Historic District has also encroached the perceptual neighborhood boundary of Park Avenue on the west. The proposed Rincon Heights Historic District boundary (see Figure 2, Additional Information), reflects the 1985 Memorandum Of Understanding (MOU) between the University of Arizona and the Rincon Heights Neighborhood Association, defining the campus' southern boundary as part of its comprehensive campus plan. Between Sixth Street and this boundary are a number of potentially eligible properties not included in this nomination. The University is actively purchasing these properties either for immediate demolition for new construction, or for temporary occupation until new construction projects demand their eradication. In addition, the western boundary of the Rincon Heights Historic District at Fremont Avenue reflects an optimal delineation between the perceptual neighborhood boundary and the designated boundary of the Pie Allen Historic District. Eventually, the properties currently within the Pie Allen Historic District between Park and Fremont Avenues should be reassigned to the Rincon Heights Historic District to maintain consistency between the perceived and codified boundaries of the two districts.

### Methodology

The City of Tucson Historic Preservation Office provided a grant to the Preservation Studies program of the University of Arizona's College of Architecture and Landscape Architecture to assist in the preparation of the National Register nomination for Rincon Heights. The Preservation Studies program used its service-learning (ARC 597j) course during 2007 and 2008 to conduct fieldwork and to write up the nomination, with the assistance and participation of members of the Rincon Heights Neighborhood Association.

During the information-gathering phase of the project, the class met with officials from the City of Tucson and the University of Arizona Campus & Facilities Planning to review the evolution of the current MOU that defined both the neighborhood boundary and the often contentious relationship between the neighborhood and the University. The team also attended neighborhood association meetings, and, with the assistance of neighborhood volunteers, was able to solicit valuable information on the history of, and significant persons associated with, the neighborhood. Although several persons of local significance lived in the Rincon Heights neighborhood, this nomination is focused on Criteria A and C as the strongest rationales for National Register designation.

The class received assessor's information on all the properties and a base GIS map from the Pima County Assessors Office. All properties listed in the Pima County Assessors records with addresses, including vacant ones, were inventoried.

The student team created an Excel database for each of the data fields in the Arizona SHPO inventory form into which all the field, archival, and assessment data was entered. One member of the student team who was simultaneously taking a GIS data mapping class, created an additional map layer of shape files for each of the properties' structures over the Pima County GIS property layer map as part of his class project. This layer was linked to the inventory data to create an invaluable analytical tool to determine patterns of significance whose maps are included in this nomination.

Within the Rincon Heights Historic District there are 442 properties, of which 288 (65%) are considered contributing properties, 132 (30%) are considered non-contributing properties, and 22 (5%) are vacant that are neither contributing nor non-contributing (see Table of Properties). The properties that are considered potentially contributing but were built after the established period of significance (i.e. ineligible due to age) are marked "NC" then "Age" under Reason not Eligible. Properties constructed outside the period of significance and are not associated with the established themes of significance are marked "NC" and "Integrity – Association" under Reason not Eligible. inconsistently sequential Site Inventory #s due to later revisions to HD boundaries and inventory redundancies

### Table of Properties

Properties are ordered by street address. Inconsistent sequential Site Inventory numbers are due to later revisions to historic district boundaries and inventory redundancies. For clarity, those Site Inventory numbers not used are listed at the bottom of the table. Site Inventory numbers marked with an asterisk (\*) indicate a corner site with 2 addresses on 2 different streets. For clarity, both street addresses are listed separately in this table, but only counted once in the C/NC property count. A key to residential building types (TYPE) is listed after the table.

SITE INV #	ADDRESS		STREET	DATE	STYLE	TYPE	C N	Reason not Eligible
089	1300	E	6th St.	1929	Spanish Colonial Revival	Other	C	
128	1116	E	7th St.	1952	No Style	DUPLEX	C	
093	1122	E	7th St.	1930	Bungalow/ Craftsman	SFR	NC	Wall

## Rincon Heights Historic District

Name of Property

Pima County, Arizona

County and State

094	1128	E	7th St.	2007	No Style	SFR	NC	Integrity – Association
095	1134	E	7th St.	1951	Bungalow/ Craftsman	SFR/ADD	NC	Incompatible additions
129	1140	E	7th St.	1948	No Style	DUPLEX	C	
130	1146	E	7th St.	1934	Spanish Colonial Revival	DUPLEX	C	
096	1204	E	7th St.	1973	No Style	Other	NC	Integrity – Association
131	1207	E	7th St.	1960	Modern Movement: Ranch Style	SFR	C	
097	1215	E	7th St.	1941	Modern Movement: Ranch Style	SFR/DO	C	
098	1221	E	7th St.	1941	Bungalow/ Craftsman	DUPLEX	NC	Incompatible additions
099	1300	E	7th St.	1940	Spanish Colonial Revival	MFR/DC	C	
100	1316	E	7th St.	1984	No Style	SFR	NC	Integrity – Association
101	1322	E	7th St.	1969	No Style	MFR/AL	NC	Age; Wall & fence
102	1328	E	7th St.	1953	No Style	MFR/AL	C	
103	1334	E	7th St.	1935	Other	SFR/DO	C	
104	1344	E	7th St.	1924	Bungalow/ Craftsman	SFR	C	
105	1348	E	7th St.	1933	Bungalow/ Craftsman	SFR	C	
090	1602	E	7th St	1943	Bungalow/ Craftsman	SFR	C	
106	1610	E	7th St.	1930	Spanish Colonial Revival	SFR/DO	C	
091	1616	E	7th St	1938	Spanish Colonial Revival	SFR	C	
107	1624	E	7th St.	1926	Bungalow/ Craftsman	SFR	C	
108	1628	E	7th St.	1928	No Style	SFR	C	
109	1638	E	7th St.	1953	Modern Movement: Ranch Style	DUPLEX	C	
110	1648	E	7th St.	1926	Spanish Colonial Revival	SFR/DO	C	
133*	1700	E	7th St.	1950	Modern	SFR/ADD	C	
111	1710	E	7th St.	1926	Spanish Colonial Revival	SFR	C	
112	1716	E	7th St.	1922	Bungalow/ Craftsman	SFR	C	
113	1722	E	7th St.	1941	Spanish Colonial Revival	SFR	C	
114	1728	E	7th St.	1940	Modern Movement: Ranch Style	SFR	C	
115	1734	E	7th St.	1954	Modern Movement: Ranch Style	DUPLEX	C	
116	1738	E	7th St.	1999	No Style	SFR	NC	Integrity – Association
117	1740	E	7th St.	1999	No Style	SFR	NC	Integrity – Association

118	1801	E	7th St.	1927	Bungalow/ Craftsman	SFR	C	
119	1804	E	7th St.	1943	No Style	SFR	C	
120	1809	E	7th St.	1927	Bungalow/ Craftsman	SFR	C	
132	1810	E	7th St.	1949	Modern	DUPLEX	C	
121	1815	E	7th St.	1932	Spanish Colonial Revival	SFR	C	
122	1816	E	7th St.	1936	Bungalow/ Craftsman	SFR	NC	Additions
123	1823	E	7th St.	1976	No Style	SFR	NC	Integrity – Association
124	1824	E	7th St.	1926	Bungalow/ Craftsman	SFR	C	
125	1828	E	7th St.	1929	Bungalow/ Craftsman	SFR	C	
126	1829	E	7th St.	1939	Spanish Colonial Revival	SFR	C	
127	1834	E	7th St.	1926	Spanish Colonial Revival	SFR	C	
092	1835	E	7th St.	1948	Spanish Colonial Revival	TRIPLEX	C	
134	1101	E	8th St.	1918	Bungalow/ Craftsman	SFR	C	
189	1109	E	8th St.	1921	Bungalow/ Craftsman	SFR/ADD	C	
135	1117	E	8th St.	1923	Bungalow/ Craftsman	SFR	NC	Wall
136	1121	E	8th St.	1920	Bungalow/ Craftsman	SFR	C	
190	1127	E	8th St.	1954	Modern Movement: Ranch Style	DUPLEX	C	
137	1135	E	8th St.	1924	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
138	1141	E	8th St.	1931	Spanish Colonial Revival	SFR	NC	Fence
139	1143, 1147	E	8th St.	1931	Spanish Colonial Revival	SFR	C	
140	1150	E	8th St.	1971	No Style	COMPOU ND	NC	Integrity – Association
191	1206	E	8th St.	1939	Spanish Colonial Revival	MFR/AL	C	
201	1214, 1216	E	8th St.	1939	Spanish Colonial Revival	DUPLEX	C	
141	1226	E	8th St.	1927	Spanish Colonial Revival	SFR	C	
142	1230	E	8th St.	1929	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
143	1304	E	8th St.	1929	Bungalow/ Craftsman	SFR	NC	Setting, modifications
144	1308	E	8th St.	1941	No Style	SFR	NC	Incompatible modifications
145	1311	E	8th St.	1926	Spanish Colonial Revival	DUPLEX/ DO	C	
146	1312	E	8th St.	2006	No Style	COMPOU ND	NC	Integrity – Association
147	1316	E	8th St.	1924	Bungalow/ Craftsman	2FD	C	Incompatible modifications
192	1320	E	8th St.	1974	No Style	APT	NC	Integrity – Association
148	1321	E	8th St.	1925	Spanish Colonial Revival	2FD/DO	C	

149	1325	E	8th St.	1925	Bungalow/ Craftsman	SFR/DO	C	
150	1333	E	8th St.	1936	Bungalow/ Craftsman	DUPLEX	NC	Second floor addition
151	1339	E	8th St.	1930	Spanish Colonial Revival	SFR	C	
193	1340	E	8th St.	1953	Modern Movement: Ranch Style	DUPLEX/ DO	C	
152	1347	E	8th St.	1924	No Style	SFR	NC	Multiple additions, fencing
153	1348	E	8th St.	1951	Modern Movement: Ranch Style	SFR	C	
154	1402	E	8th St.	1951	Modern	DUPLEX	C	
194	1408	E	8th St.	1951	Modern	DUPLEX	C	
195	1414	E	8th St.	1926	Modern	DUPLEX	C	
196	1420	E	8th St.	1951	Modern	DUPLEX	C	
197	1426	E	8th St.	1951	Modern	DUPLEX	C	
155	1434	E	8th St.	1938	Spanish Colonial Revival	SFR	NC	Oleander wall and fence
198	1508	E	8th St.	1984	No Style	DUPLEX	NC	Integrity – Association
199	1516, 1518, 1520	E	8th St.	1939	Bungalow/ Craftsman	SFR/ADD	NC	Two story addition, windows changed
156	1524	E	8th St.	1926	Bungalow/ Craftsman	SFR	C	
157	1528	E	8th St.	1910	Spanish Colonial Revival	SFR/DO	C	
158	1536	E	8th St.	1926	Bungalow/ Craftsman	SFR/ADD	C	
159	1546	E	8th St.	1952	Modern Movement: Ranch Style	DUPLEX	NC	Incompatible alterations
160	1604	E	8th St.	1923	Bungalow/ Craftsman	SFR	C	
161	1608	E	8th St.	1930	Bungalow/ Craftsman	SFR/DO	C	
162	1611	E	8th St.	1926	Spanish Colonial Revival	SFR	NC	Wall
163	1612	E	8th St.	1978	No Style	MFR/AC	NC	Integrity – Association
164	1619	E	8th St.	1928	Spanish Colonial Revival	SFR	NC	Incompatible porch modifications, wall
165	1624	E	8th St.	1926	Other	MFR/AL	C	
166	1625	E	8th St.	1927	Spanish Colonial Revival	SFR	C	
167	1635	E	8th St.	1922	Bungalow/ Craftsman	SFR	C	
168	1637	E	8th St.	1926	Bungalow/ Craftsman	SFR	NC	Modifications
169	1640	E	8th St.	1923	Spanish Colonial Revival	SFR	C	
170	1645	E	8th St.	1927	Bungalow/ Craftsman	SFR	C	
202*	1702	E	8th St.	1930	Spanish Colonial Revival	DUPLEX/ DO	C	
171	1706	E	8th St.	1936	Spanish Colonial Revival	DUPLEX/ DO	C	

172	1709	E	8th St.	1924	Spanish Colonial Revival	2FD	C	
173	1714	E	8th St.	1935	No Style	SFR	NC	Modifications
174	1717	E	8th St.	1924	Spanish Colonial Revival	2FD	C	
175	1720	E	8th St.	1943	No Style	COMPOUND	NC	Incompatible modifications
176	1725	E	8th St.	1931	No Style	SFR	C	
200	1727	E	8th St.	1984	No Style	DUPLEX	NC	Integrity – Association
178	1730	E	8th St.	1980	No Style	COMPOUND	NC	Integrity – Association
177	1735	E	8th St.	1983	No Style	TRIPLEX	NC	Integrity – Association
179	1736	E	8th St.	1921	No Style	SFR	NC	Incompatible modifications
180	1740	E	8th St.	1922	Bungalow/Craftsman	SFR	C	
181	1745	E	8th St.	1933	Spanish Colonial Revival	DUPLEX	C	
182	1746	E	8th St.	1931	Bungalow/Craftsman	SFR	C	
440*	SE corner w-Martin Ave	E	8th St.	1935		WPA	C	
183	1801	E	8th St.	1926	Pueblo Revival	TRIPLEX	C	
184	1809	E	8th St.	1923	Spanish Colonial Revival	SFR	C	
185	1819	E	8th St.	1927	Spanish Colonial Revival	SFR	NC	Incompatible addition
186	1822	E	8th St.	1948	Modern	DUPLEX	C	
187	1824	E	8th St.	1948	Modern	DUPLEX	C	
188	1830	E	8th St.	1941	Spanish Colonial Revival	SFR/DO	C	
204	1100	E	9th St.	1920	Bungalow/Craftsman	SFR	C	
205	1101	E	9th St.	1948	No Style	SFR	NC	Wall
206	1107	E	9th St.	1945	No Style	SFR	C	
203	1110	E	9th St.	1932	Bungalow/Craftsman	2FD	C	
207	1115	E	9th St.	1947	No Style	SFR	C	
208	1116	E	9th St.	1913	Bungalow/Craftsman	2FD	C	
209	1121	E	9th St.	1942	Modern Movement: Ranch Style	SFR/DO	C	
210	1122	E	9th St.	1965	Spanish Colonial Revival	SFR	NC	Age
211	1130	E	9th St.	1932	Bungalow/Craftsman	SFR	NC	Wall / modifications
212	1132	E	9th St.	1930	No Style	SFR	C	
213	1135	E	9th St.	1958	Modern Movement: Ranch Style	MFR/AC	C	
268	1141	E	9th St.	1958	Modern Movement: Ranch Style	MFR/AC	NC	Fence

214	1142	E	9th St.	1936	Bungalow/ Craftsman	SFR	C	
395*	1145, 1147, 1149	E	9th St	1957	No Style	COMPOU ND	C	
215	1150	E	9th St.	1935	Modern Movement: Ranch Style	MFR/DL	NC	Wall & fence
216	1211	E	9th St.	1953	Modern Movement: Ranch Style	MFR/AC	C	
217	1214	E	9th St.	1968	Spanish Colonial Revival	SFR/DO	NC	Age
270	1236	E	9th St.	1938	No Style	MFR/DC	C	
218	1302	E	9th St.	1937	Bungalow/ Craftsman	SFR/ADD	C	
219	1305	E	9th St.	1933	Spanish Colonial Revival	SFR/DO	NC	Wall
220	1306	E	9th St.	1925	Spanish Colonial Revival	SFR	C	
271	1307	E	9th St.	1955	Modern Movement: Ranch Style	MFR/AL	C	
272	1315	E	9th St.	1947	Modern Movement: Ranch Style	MFR/AC	C	
221	1322	E	9th St.	1935	Spanish Colonial Revival	SFR	C	
222	1328	E	9th St.	1927	Spanish Colonial Revival	SFR	NC	Front addition
223	1332	E	9th St.	1933	Spanish Colonial Revival	2FD	C	
224	1336	E	9th St.	1923	Bungalow/ Craftsman	SFR	C	
225	1348	E	9th St.	1947	Modern	MFR/DL	C	
226	1401	E	9th St.	1947	Modern Movement: Ranch Style	DUPLEX	NC	Modifications
227	1410	E	9th St.	1908	No Style	SFR	NC	Modifications
273	1415	E	9th St.	1947	Modern Movement: Ranch Style	DUPLEX	C	
274	1420	E	9th St.	1951	Modern	MFR/AC	C	
275	1426	E	9th St.	1951	Modern	MFR/AC	C	
276	1427	E	9th St.	1948	Modern	MFR/AC	C	
277	1430	E	9th St.	1948	Modern Movement: Ranch Style	DUPLEX	C	
228	1444	E	9th St.	2006	No Style	DUPLEX	NC	Integrity – Association
229	1446	E	9th St.	1929	No Style	SFR	C	
230	1509	E	9th St.	1936	Spanish Colonial Revival	SFR/ADD	C	
286*	1510	E	9th St.	1977	No Style	APT/MS	NC	Integrity – Association
231	1515	E	9th St.	1924	Spanish Colonial Revival	SFR	C	
232	1521	E	9th St.	1927	Spanish Colonial Revival	SFR	C	

233	1526	E	9th St.	1931	Spanish Colonial Revival	SFR	C	
234	1527	E	9th St.	1940	Modern Movement: Ranch Style	SFR/ADD	C	Incompatible addition
235	1532	E	9th St.	1939	No Style	SFR	C	
236	1533	E	9th St.	1927	Modern Movement: Ranch Style	SFR/DO	C	
237	1540	E	9th St.	1936	Spanish Colonial Revival	SFR	C	
238	1543	E	9th St.	1927	Spanish Colonial Revival	SFR	NC	Wall
239	1548	E	9th St.	1944	Spanish Colonial Revival	SFR/DO	NC	Incompatible addition
278	1601	E	9th St.	1977	No Style	MFR/AL	NC	Integrity – Association
240	1602	E	9th St.	1940	No Style	COMPOUND	C	
241	1607	E	9th St.	1925	No Style	SFR/DO	NC	Modifications
279	1615	E	9th St.	1959	Modern Movement: Ranch Style	DUPLEX	NC	
242	1616	E	9th St.	1948	Modern Movement: Ranch Style	2FD	NC	Incompatible additions
280	1622	E	9th St.	1975	No Style	DUPLEX	NC	Integrity – Association
281	1623	E	9th St.	1952	Modern Movement: Ranch Style	MFR/AC	C	
243	1629	E	9th St.	1953	Modern Movement: Ranch Style	MFR/AC	C	
244	1632	E	9th St.	1974	No Style	SFR	NC	Integrity – Association
245	1648	E	9th St.	1992	No Style	SFR	NC	Integrity – Association
246	1650	E	9th St.	1944	Modern Movement: Ranch Style	SFR	C	
282	1663, 1665	E	9th St.	1948	No Style	COMPOUND	NC	Incompatible additions
247	1700	E	9th St.	1948	Modern Movement: Ranch Style	MFR/DO	NC	Incompatible additions
248	1701	E	9th St.	1939	Modern Movement: Ranch Style	SFR	C	
249	1708	E	9th St.	1946	Modern Movement: Ranch Style	SFR/DO	C	
439	Btwn Warren & Martin Aves	E	9th St.					Vacant
250	1715	E	9th St.	1941	Modern Movement: Ranch Style	SFR	C	
251	1716	E	9th St.	1942	Modern Movement: Ranch Style	SFR/DO	NC	Incompatible addition
252	1721	E	9th St.	1939	Modern Movement: Ranch Style	SFR	C	

253	1722	E	9th St.	1940	Modern Movement: Ranch Style	SFR/DO	C	
254	1727	E	9th St.	1942	Spanish Colonial Revival	SFR	NC	Incompatible addition
255	1728	E	9th St.	1944	Modern Movement: Ranch Style	SFR	C	
256	1731	E	9th St.	1939	Modern Movement: Ranch Style	SFR	C	
283	1740	E	9th St.	1947	Modern Movement: Ranch Style	TRIPLEX	C	
257	1741	E	9th St.	1939	Spanish Colonial Revival	SFR	C	
284	1748	E	9th St.	1952	Modern Movement: Ranch Style	DUPLEX	NC	Modifications
258	1749	E	9th St.	1939	Modern	SFR	C	
259	1803	E	9th St.	1944	Spanish Colonial Revival	SFR/DO	C	
260	1804	E	9th St.	1934	Spanish Colonial Revival	SFR/ADD	NC	Wall
261	1809	E	9th St.	1937	Spanish Colonial Revival	SFR/ADD	C	
262	1812	E	9th St.	1935	Spanish Colonial Revival	SFR/DO	C	
263	1815	E	9th St.	1933	Spanish Colonial Revival	SFR	C	
264	1816	E	9th St.	1928	Spanish Colonial Revival	SFR/ADD	C	
265	1821	E	9th St.	1940	Spanish Colonial Revival	SFR	NC	Modifications
266	1822	E	9th St.	1936	No Style	SFR	NC	Wall
285*	1827	E	9th St.	1940	Spanish Colonial Revival	SFR	C	
267	1828	E	9th St.	1936	Spanish Colonial Revival	SFR	C	
087*	1100	E	10th St.	1937	Spanish Colonial Revival	2FD	C	
001	1101	E	10th St.	1923	Bungalow/ Craftsman	SFR	C	
002	1108	E	10th St.	1925	No Style	2FD	C	
003	1109	E	10th St.	1904	Bungalow/ Craftsman	2FD	NC	Modifications
004	1115	E	10th St.	1939	Bungalow/ Craftsman	SFR/DO	C	
005	1123	E	10th St.	1918	Bungalow/ Craftsman	SFR	C	
006	1124	E	10th St.	1938	Spanish Colonial Revival	SFR	C	
007	1127	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
008	1128	E	10th St.	1936	Spanish Colonial Revival	SFR/ADD	C	
076	1132	E	10th St.	1926	Bungalow/ Craftsman	DUPLEX	C	
009	1133	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
077	1137	E	10th St.	1935	Spanish Colonial Revival	MFR/DL	C	

010	1140	E	10th St.	1930	Spanish Colonial Revival	SFR	C	
011	1146	E	10th St.	1929	Spanish Colonial Revival	SFR	C	
012	1201	E	10th St.	1918	No Style	TRIPLEX	C	
013	1209	E	10th St.	1931	Spanish Colonial Revival	2FD	C	
078	1221	E	10th St.	1936	Modern Movement: Ranch Style	MFR/AC	C	
014	1250	E	10th St.	1978	No Style	SFR/ADD	NC	Integrity – Association
015	1300	E	10th St.	1897	No Style	APT/MS	C	
016	1301	E	10th St.	1948	Modern Movement: Ranch Style	SFR	C	
017	1304	E	10th St.	2007	Other	SFR/DO	NC	Integrity – Association
018	1311	E	10th St.	1927	Spanish Colonial Revival	SFR/DO	C	
019	1315	E	10th St.	1932	Spanish Colonial Revival	SFR/DO	C	
020	1321	E	10th St.	1932	Spanish Colonial Revival	SFR/DO	C	
021	1327	E	10th St.	1940	Modern Movement: Ranch Style	SFR	C	
022	1330	E	10th St.	1940	Modern Movement: Ranch Style	SFR/DO	C	
079	1332	E	10th St.	1939	No Style	SFR/DO	C	
023	1333	E	10th St.	1949	No Style	OTHER	C	
024	1342	E	10th St.	1942	Modern Movement: Ranch Style	SFR	C	
025	1348	E	10th St.	1928	Spanish Colonial Revival	SFR/ADD	C	
026	1401	E	10th St.	1949	No Style	MFR/AC	C	
027	1404	E	10th St.	1927	Spanish Colonial Revival	SFR/ADD	C	
028	1410	E	10th St.	1927	Other	SFR/ADD	C	
029	1411	E	10th St.	1949	No Style	MFR/AC	C	
030	1416	E	10th St.	1928	Spanish Colonial Revival	SFR	C	
031	1419	E	10th St.	1936	Spanish Colonial Revival	SFR	C	
032	1424	E	10th St.	1927	No Style	SFR	NC	Relocated front door & modifications.
033	1425	E	10th St.	1955	Modern Movement: Ranch Style	SFR	C	
034	1427	E	10th St.	1919	No Style	DUPLEX	C	
035	1430	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
036	1436	E	10th St.	1927	Spanish Colonial Revival	SFR/DO	C	
037	1442	E	10th St.	1927	Spanish Colonial Revival	SFR	C	

038	1448	E	10th St.	1926	Tudor Revival	SFR	C	
039	1449	E	10th St.	1932	Spanish Colonial Revival	SFR	C	
040	1502	E	10th St.	1984	No Style	APT/MS	NC	Integrity – Association
041	1507	E	10th St.	1927	Spanish Colonial Revival	SFR	C	
286*	1515	E	10th St	1977	No Style	APT/MS	NC	Integrity – Association
042	1520	E	10th St.	1954	Modern Movement: Ranch Style	SFR	C	
043	1521	E	10th St.					Vacant
044	1525	E	10th St.	1931	Spanish Colonial Revival	SFR	C	
045	1529	E	10th St.	1928	Spanish Colonial Revival	SFR	C	
046	1541	E	10th St.	1929	Spanish Colonial Revival	SFR	NC	Wall
047	1547	E	10th St.	1928	Spanish Colonial Revival	2FD	C	
088	1600	E	10th St.	1964	No Style	APT/MS	NC	Age
048	1601	E	10th St.	1927	No Style	SFR	NC	Modifications
080	1604	E	10th St.	1951	Modern Movement: Ranch Style	MFR/AL	C	
049	1607	E	10th St.	1922	Bungalow/ Craftsman	SFR	C	
050	1611	E	10th St.	1914	No Style	SFR	C	
051	1616	E	10th St.	1941	Modern Movement: Ranch Style	SFR/ADD	C	
052	1617	E	10th St.	1920	No Style	SFR/DO	NC	Incompatible additions
081	1622	E	10th St.	1942	Modern Movement: Ranch Style	SFR	C	
082	1625	E	10th St.	1947	No Style	DUPLEX	C	
053	1628	E	10th St.	1948	No Style	SFR	C	
083	1631	E	10th St.	1947	No Style	DUPLEX	C	
054	1636	E	10th St.	1946	Modern Movement: Ranch Style	2FD	C	
084	1637	E	10th St.	1947	No Style	DUPLEX	C	
055	1650	E	10th St.	1951	Modern Movement: Ranch Style	SFR	NC	Wall
056	1701	E	10th St.	1941	Modern Movement: Ranch Style	SFR/ADD	C	
057	1702	E	10th St.	1946	No Style	DUPLEX	C	
058	1709	E	10th St.	1945	Modern Movement: Ranch Style	2FD	C	
059	1710	E	10th St.	1945	No Style	SFR/ADD	NC	Incompatible additions

060	1716	E	10th St.	1932	Spanish Colonial Revival	SFR/DO	C	
061	1721	E	10th St.	1940	Modern Movement: Ranch Style	SFR	C	
085	1722	E	10th St.	1946	No Style	DUPLEX	C	
062	1728	E	10th St.	1941	Modern Movement: Ranch Style	SFR	C	
063	1741	E	10th St.	1940	Modern Movement: Ranch Style	SFR/DO	C	
086	1745	E	10th St.	1940	Modern Movement: Ranch Style	DUPLEX	C	
064	1749	E	10th St.	1940	Spanish Colonial Revival	SFR/DO	C	
065	1750	E	10th St.	1947	Modern	MFR/AC	C	
066	1800	E	10th St.	1944	Modern Movement: Ranch Style	SFR	C	
067	1803	E	10th St.	1931	Spanish Colonial Revival	SFR/ADD	C	
068	1810	E	10th St.	1943	Modern Movement: Ranch Style	SFR	NC	Front porch addition and front window
069	1811	E	10th St.	1929	Spanish Colonial Revival	SFR	NC	Wall
070	1816	E	10th St.	1943	Modern Movement: Ranch Style	SFR	C	
071	1817	E	10th St.	1962	Pueblo Revival	SFR	C	
072	1822	E	10th St.	1943	Modern Movement: Ranch Style	SFR/ADD	NC	Two story addition, windows changed
073	1823	E	10th St.	1932	Spanish Colonial Revival	SFR/ADD	C	
074	1827	E	10th St.					Vacant
075	1828, 1834	E	10th St.					Vacant
324	1101, 1105, 1107	E	Broadway Blvd.	1997	No Style		NC	Integrity – Association
442	1121, 1137	E	Broadway Blvd.					Vacant
443	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
444	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
445	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
446	Btwn Fremont & Santa Rita	E	Broadway Blvd.					Vacant
287	1201	E	Broadway Blvd.	1963	Modern	Other	NC	Age
288	1215	E	Broadway Blvd.	1963	No Style	Other	NC	Integrity – Association
289	1221	E	Broadway Blvd.	1962	Modern	Other	C	

290	1303	E	Broadway Blvd.	1931	Bungalow/ Craftsman	SFR	C	
291	1309	E	Broadway Blvd.	1965	No Style	Other	NC	Wall, Age.
292	1315	E	Broadway Blvd.	1929	Spanish Colonial Revival	SFR	NC	6 ft wood fence around building
293	1327	E	Broadway Blvd.	1926	Spanish Colonial Revival	SFR	NC	6 ft wood fence around building
294	1333	E	Broadway Blvd.	1926	Spanish Colonial Revival	2FD/DO	C	
295	1339	E	Broadway Blvd.	1926	Spanish Colonial Revival	SFR	C	
296	1349	E	Broadway Blvd.	1925	Bungalow/ Craftsman	SFR	C	
297	1403	E	Broadway Blvd.	1944	Spanish Colonial Revival	Other	NC	Modifications and infill of porch
298	1409	E	Broadway Blvd.	1947	Modern Movement: Ranch Style	SFR	NC	6 ft decorative fence.
299	1415	E	Broadway Blvd.	1928	Spanish Colonial Revival	DUPLEX	NC	Entry porch enclosed and front door
300	1421	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
301	1427	E	Broadway Blvd.	1999	No Style	SFR	NC	Integrity – Association
302	1433	E	Broadway Blvd.	1948	Modern Movement: Ranch Style	Other	C	
303	1443	E	Broadway Blvd.	1936	No Style	Other	NC	Modifications
304	1501	E	Broadway Blvd.	1958	No Style	Other	NC	Integrity - Association
305	1515	E	Broadway Blvd.	1942	Modern Movement: Ranch Style	SFR	C	
306	1521	E	Broadway Blvd.	1960	Modern	Other	C	
307	1523	E	Broadway Blvd.	1968	Modern Movement: Ranch Style	Other	NC	Age. Incompatible modification
325	1535, 1555	E	Broadway Blvd.	1966	International		NC	Age
308	1601	E	Broadway Blvd.	1920	Other	2FD	C	
309	1611	E	Broadway Blvd.	1928	Spanish Colonial Revival	2FD	C	
310	1615	E	Broadway Blvd.	1927	Spanish Colonial Revival	DUPLEX	C	
311	1625	E	Broadway Blvd.	1927	Spanish Colonial Revival	2FD	NC	Fence
312	1629	E	Broadway Blvd.	1927	Bungalow/ Craftsman	SFR/ADD	C	
313	1641	E	Broadway Blvd.	1931	Spanish Colonial Revival	SFR	NC	Incompatible modifications
314	1647	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
315	1703	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
316	1709	E	Broadway Blvd.	1928	Spanish Colonial Revival	SFR	C	
317	1715, 1717	E	Broadway Blvd.					Vacant
318	1725, 1727, 1733, 1739, 1749	E	Broadway Blvd.	1950	Romanesque Revival	Other	C	

319	1801	E	Broadway Blvd.	1941	Modern Movement: Ranch Style	SFR	NC	Loss of setting
320	1809	E	Broadway Blvd.	1972	Other	SFR	NC	Integrity – Association
321	1815	E	Broadway Blvd.					Vacant
322	1821	E	Broadway Blvd.	2006	No Style		NC	Integrity – Association
323	1827	E	Broadway Blvd.					Vacant
326	127	N	Campbell Ave.					Vacant
285*	215	N	Campbell Ave.	1940	Spanish Colonial Revival	SFR	C	
327	223, 235	N	Campbell Ave.					Vacant
447	Btwn 8 <sup>th</sup> & 9 <sup>th</sup> Sts.	N	Campbell Ave.					Vacant
328	311	N	Campbell Ave.	1937-38		WPA	C	
448	Btwn 7 <sup>th</sup> & 8 <sup>th</sup> Sts.	N	Campbell Ave.					Vacant
332	109	N	Cherry Ave.	1930	Spanish Colonial Revival	SFR	NC	Wall
333	110	N	Cherry Ave.	1930	Bungalow/ Craftsman	SFR	NC	Wall & modifications
343	116, 118, 142	N	Cherry Ave.	1952	Modern Movement: Ranch Style	TRIPLEX	C	
341	121	N	Cherry Ave.	1939	Spanish Colonial Revival	MFR/DC	C	
334	130	N	Cherry Ave.	1941	No Style	SFR	NC	Fence
335	148	N	Cherry Ave.	1937	Spanish Colonial Revival	SFR/DO	C	
336	221, 223	N	Cherry Ave.	1947	Spanish Colonial Revival	SFR	C	
450	Btwn 8 <sup>th</sup> & 9 <sup>th</sup> Sts	N	Cherry Ave.	1937-38		WPA	C	
337	234	N	Cherry Ave.	1930	No Style	SFR	NC	Modifications
342	300, 302, 304	N	Cherry Ave.	1947	No Style	TRIPLEX	C	
441	310, 312, 314	N	Cherry Ave.	1985	No Style	TRIPLEX	NC	Age
338	316	N	Cherry Ave.	1926	Spanish Colonial Revival	SFR	NC	Modifications
339	322	N	Cherry Ave.	1926	Bungalow/ Craftsman	SFR	C	
340	328	N	Cherry Ave.	1926	Spanish Colonial Revival	SFR	NC	Wall & fence
345	1127	E	Florita St.	1927	No Style	DUPLEX	C	
346	1130	E	Florita St.	1923	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
087*	21	N	Fremont Ave.	1937	Spanish Colonial Revival	2FD	C	
347	50	N	Fremont Ave.	1949	Pueblo Revival	SFR	NC	Incompatible modifications
355	114, 116	N	Fremont Ave.	1933	Spanish Colonial Revival	DUPLEX	NC	Fence
350	128	N	Fremont Ave.	1920	Bungalow/ Craftsman	SFR	C	
351	148	N	Fremont Ave.	1980	No Style	SFR	NC	Integrity – Association

352	304	N	Fremont Ave.	1930	Spanish Colonial Revival	SFR/DO	C	
353	318	N	Fremont Ave.	1949	No Style	SFR	NC	Side addition
354	324	N	Fremont Ave.	1949	Modern Movement: Ranch Style	SFR/ADD	C	
356	332	N	Fremont Ave.	1925	Spanish Colonial Revival	DUPLEX	C	
390*	25	N	Highland Ave.	1947	No Style	COMPOUND	C	
364	126	N	Highland Ave.	1939	No Style	MFR/DC	C	
357	127	N	Highland Ave.					Vacant
358	146	N	Highland Ave.	1951	Modern	DUPLEX	C	
359	148	N	Highland Ave.	2008	No Style	SFR	NC	Integrity – Association
360	150	N	Highland Ave.	1907	American Territorial	SFR	C	
365	221	N	Highland Ave.	1960	Modern Movement: Ranch Style	TRIPLEX	C	
361	224	N	Highland Ave.	1932	Spanish Colonial Revival	SFR/DO	C	
366	305	N	Highland Ave.	1949	No Style	MFR/DC	C	
362	321	N	Highland Ave.					Vacant
363	339	N	Highland Ave.	1928	Spanish Colonial Revival	SFR/DO	C	
381	56	N	Martin Ave.	1978	No Style	DUPLEX	NC	Integrity – Association
367	116	N	Martin Ave.	1934	Pueblo Revival	SFR	C	
368	122	N	Martin Ave.	1929	Spanish Colonial Revival	SFR	C	
377	123	N	Martin Ave.	1930	Spanish Colonial Revival	DUPLEX	C	
378	127	N	Martin Ave.	1935	Spanish Colonial Revival	DUPLEX	C	
369	128	N	Martin Ave.	1929	Spanish Colonial Revival	SFR	NC	Wall
370	134	N	Martin Ave.	1929	Spanish Colonial Revival	SFR	C	
371	220, 224	N	Martin Ave.	1973	No Style	DUPLEX	NC	Integrity – Association
437	Btwn. 8 <sup>th</sup> & 9 <sup>th</sup> Sts	N	Martin Ave.	1937-38		WPA	C	
438	Btwn. 8 <sup>th</sup> & 9 <sup>th</sup> Sts	N	Martin Ave.					Vacant
379	222, 226	N	Martin Ave.					Vacant
440*	SE corner w- 8 <sup>th</sup> St.	N	Martin Ave.	1937-38		WPA	C	
372	321	N	Martin Ave.	1932	Bungalow/ Craftsman	SFR	NC	Incompatible modifications
380	322, 324, 326	N	Martin Ave.	1946	Modern	TRIPLEX	C	
373	327	N	Martin Ave.	1926	Spanish Colonial Revival	SFR	C	
374	328	N	Martin Ave.	1938	No Style	SFR	NC	Incompatible modifications
375	333	N	Martin Ave.	1926	Spanish Colonial Revival	SFR	NC	Incompatible additions

390*	28, 30	N	Mountain Ave.	1947	No Style	COMPOUND	C	
382	116	N	Mountain Ave.	1934	Bungalow/Craftsman	SFR/DO	C	
383	122	N	Mountain Ave.					Vacant
384	127	N	Mountain Ave.	1952	No Style	SFR	NC	Wall
449	Btwn 9 <sup>th</sup> & 10 <sup>th</sup> Sts.	N	Mountain					Vacant
385	145	N	Mountain Ave.	1930	No Style	SFR	C	
386	223	N	Mountain Ave.	1929	Bungalow/Craftsman	SFR	C	
387	226	N	Mountain Ave.	1960	Modern Movement: Ranch Style	DUPLEX	C	
388	407	N	Mountain Ave.	1930	No Style	SFR	C	
389	415	N	Mountain Ave.	1921	No Style	SFR	C	
410	15	N	Santa Rita Ave.	1936	Spanish Colonial Revival	SFR	C	
411	19	N	Santa Rita Ave.	1957	Spanish Colonial Revival	SFR	C	
391	116	N	Santa Rita Ave.	1933	Spanish Colonial Revival	SFR/DO	C	
392	127	N	Santa Rita Ave.	1927	Bungalow/Craftsman	DUPLEX	C	
393	130	N	Santa Rita Ave.	1927	No Style	SFR	C	
407	132	N	Santa Rita Ave.	1938	Spanish Colonial Revival	DUPLEX	C	
394	136	N	Santa Rita Ave.	1941	Spanish Colonial Revival	SFR	C	
408	196	N	Santa Rita Ave.	1984	No Style	DUPLEX	NC	Integrity – Association
395*	203, 205, 207, 209	N	Santa Rita Ave.	1957	No Style	COMPOUND	C	
396	250	N	Santa Rita Ave.	1980	No Style	MFR/AL	NC	Integrity – Association
397	309	N	Santa Rita Ave.	1923	No Style	SFR/DO	C	
398	315	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
399	317	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
400	319	N	Santa Rita Ave.	1927	Spanish Colonial Revival	MFR/AC	C	
401	321	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
402	323	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
403	325	N	Santa Rita Ave.	1928	Spanish Colonial Revival	MFR/AC	C	
404	327	N	Santa Rita Ave.	1927	Spanish Colonial Revival	MFR/AC	C	
405	329	N	Santa Rita Ave.	1927	Spanish Colonial Revival	MFR/AC	C	
409	404	N	Santa Rita Ave.	1969	No Style	DUPLEX	NC	Age
406	420	N	Santa Rita Ave.	1924	Other	SFR	C	
418	15	N	Vine Ave.	1927	Spanish Colonial Revival	DUPLEX	C	

412	102	N	Vine Ave.	1983	Modern Movement: Ranch Style	DUPLEX	NC	Integrity – Association
413	137	N	Vine Ave.	1945	Modern	MFR/DC	C	
419	210	N	Vine Ave.	1954	Modern Movement: Ranch Style	DUPLEX	C	
414	214	N	Vine Ave.	1948	Other	SFR	C	
415	220	N	Vine Ave.	1941	Spanish Colonial Revival	SFR	C	
416	221	N	Vine Ave.	1969	No Style	MFR/AL	NC	Age
420	226	N	Vine Ave.	1930	Spanish Colonial Revival	MFR/AC	C	
417	237	N	Vine Ave.	1984	No Style	SFR	NC	Integrity – Association
421	241	N	Vine Ave.	1948	Modern	DUPLEX	C	
422	22	N	Warren Ave.	1928	Spanish Colonial Revival	SFR	NC	Incompatible modifications
423	122	N	Warren Ave.	1946	Modern Movement: Ranch Style	SFR/ADD	NC	Incompatible modifications
424	129	N	Warren Ave.	1952	No Style	SFR	NC	Incompatible additions
425	130	N	Warren Ave.	1951	Modern Movement: Ranch Style	SFR/ADD	C	
433	227, 239	N	Warren Ave.	1940	No Style	SFR/ADD	NC	Modifications
426	230	N	Warren Ave.	1930	No Style	SFR	NC	Incompatible modifications
202*	236	N	Warren Ave.	1930	Spanish Colonial Revival	DUPLEX/ DO	C	
434	241, 245	N	Warren Ave.	1950	Modern	DUPLEX	C	
435	304	N	Warren Ave.	1951	Modern	DUPLEX	C	
427	313	N	Warren Ave.	1985	No Style	SFR/DO	NC	Integrity – Association
428	317	N	Warren Ave.	1926	No Style	SFR/DO	NC	Modifications
429	320	N	Warren Ave.	1926	Spanish Colonial Revival	SFR/ADD	C	
430	323	N	Warren Ave.	1926	No Style	SFR/DO	C	
431	326	N	Warren Ave.	1926	Spanish Colonial Revival	SFR	C	
432	327	N	Warren Ave.	1926	No Style	SFR	C	
436	332	N	Warren Ave.	1926	Spanish Colonial Revival	SFR/ADD	C	
133*	346	N	Warren Ave.	1950	Modern	SFR/ADD	C	
269								Site Number not used
329								Site Number not used
330								Site Number not used
331								Site Number not used
344								Site Number not used
348								Site Number not used
349								Site Number not used

376							Site Number not used
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- SFR – Single Family Residential
- 2FD – Single Family Residential w/ Boarding Room
- SFR/DO - Single Family Residential w/ Detached Outbuilding
- SFR/ADD - Single Family Residential w/ Addition
- DUPLEX – Multiple Dwelling with 2 units
- TRIPLEX – Multiple Dwelling with 3 units
- APT – Apartment / MS Multi Story
- MFR/AC – Multi-Family Attached to Courtyard
- MFR/DL - Multi-Family Detached Lineal
- MFR/AL - Multi-Family Attached Lineal
- WPA – Works Project Administration Infrastructure Improvement

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## 8. Statement of Significance

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### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

### Period of Significance

1881 -1962

### Significant Dates

1881 – Buell’s Addition

### Significant Person

(Complete only if Criterion B is marked above)

### Cultural Affiliation

### Architect/Builder

Roy Place

### Period of Significance (justification)

The period of significance for the Rincon Heights Historic District extends from 1881 to 1962 representing the date of the establishment of the first subdivision, Buell's Addition, until the current 50-year eligibility date. The period of significance encompasses three distinct periods of development: post-railroad (1881-1918) with 10 total properties; Inter-war (1918-1945) with 273 total properties; and post-World War II (1945-1970) with 100 total properties. These figures encompass numerous examples of single- and multi-family residential building types and diverse architectural styles representing the evolution of the district's architectural expression. The year 1970 marks the approximate date when the combined events of subdivision build-out of the post-war ranch house type, University of Arizona encroachment, and the introduction of the new high-rise tower residential building type, cumulatively marked a shift in neighborhood character.

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

Rincon Heights Historic District is considered significant under National Register Criterion A, "Community Planning and Development" and Criterion C, "Architecture", at the local level of significance. Under **Criterion A** "Community Planning and Development in Tucson 1881-1970", Rincon Heights represents the establishment of one of Tucson's earliest mixed-use suburban nodes, developed in association with early Tucson public transportation. Rincon Heights is unique among this first-tier suburban development for its adjacency to the University of Arizona whose proximity strictly highlights the institution's impact on community expansion and the evolving relationship between the campus and the city. Rincon Heights Historic District is also considered significant under National Register **Criterion C** for its association with the historic context "Residential Building Types and Architectural Styles in Tucson, 1881-1970." Rincon Heights elongated build-out period consists of three distinct periods of development and representative architectural expression: post-railroad (1881-1918); inter-war (1918-1945); and post-World War II (1945-1970). The neighborhood is a comprehensive textbook of single- and multi-family residential building types and architectural styles reflecting the budding cultural values of each period. The combined factors of an elongated build-out period for the neighborhood, changing housing trends, the evolving relationship between the automobile and housing types, and the reaction to the needs for university student housing, make Rincon Heights the most architecturally diverse neighborhood in Tucson.

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**Narrative Statement of Significance** (provide at least **one** paragraph for each area of significance)

Rincon Heights Historic District is considered significant under National Register Criterion A, "Community Planning and Development" and Criterion C, "Architecture", at the local level of significance.

#### **Criterion A: Community Planning and Development in Tucson 1881-1970**

Rincon Heights Historic District is significant under National Register Criterion A for its association with the historic context "Community Planning and Development in Tucson 1881-1970" consisting of three distinct periods of development: post-railroad (1881-1918); inter-war (1918-1945); and post-World War II (1945-1970).

##### Post-Railroad Period (1881-1918)

In 1880, Tucson began an intense period of physical change spurred by the arrival of the railroad from California, an event that ended the city's isolation and transformed it from a territorial outpost into a bustling regional center. The arrival also accelerated the change in the town's architectural character from Mexican to American. The railroad brought new residents who came in search of business opportunities and the benefits of Tucson's warm, dry climate. The rail not only delivered newcomers to Tucson, but also brought new material goods that transformed the face of the city to suit the tastes of the expanding population.

The railroad facilitated the affordable import of previously prohibitively expensive building materials such as brick and lumber in significant quantities (Harte, 63). The resulting construction boom transformed the city from the prevailing traditional adobe construction systems to that of Eastern and Midwestern American styles. The arrival of these Eastern American styles changed the character of the city: not only were new homes erected, but pitched roofs, additional stories, verandas, and gingerbread ornament were appended to Tucson's existing Sonoran rowhouses whose facades abutted Tucson's early streets with little or no setback. The resulting influx created a stylistic mixture of the city's older Mexican and Territorial styles with American ones (Jeffery, 52). Newly Americanized homes along existing streets such as North Main Avenue (El Presidio Historic District) were now set back from the street behind green lawns (Harte, 63).

With rapid city growth and expansion, entrepreneurs, early developers, and land speculators began the process of acquiring and subdividing tracts beyond the borders of the original Tucson town site. Limited public transportation restricted development to an area easily accessible to downtown by foot and bicycle. The first attempts in Tucson to launch privately owned public transportation were conceived as part of the subdivision and sale of lots within Buell's Addition. The initial conception of self-powered streetcar line was soon scaled back to a horse-drawn system. W. Eugene Caywood, historian of Tucson's early transportation, described this early streetcar development identifying its association with Rincon Height's Buell's Addition:

The Tucson Land and Street Railroad Company was incorporated on June 30, 1881, by P.R. Tully, James H. Toole, J.S. Wood, and James Buell. Their stated object was "to build and operate a street railway from the business part of the town out to Buell's Addition, and to sell lots in said addition."

James Buell was the prime mover behind this attempt and a short time later, the successful Herdic Line, was established. Buell was an attorney, originally admitted to the bar in Alabama in 1856. Due to failing health, he had moved in 1875 to Colorado where he practiced law and pursued mining interests. He moved to Arizona in the summer of 1878, first taking up mining interest in the Patagonia Mountains and then operating a law practice in Tucson in September of 1878. The *Citizen* reported in February of 1879 that he and another gentleman have started a "little villa" just east of the city limits, and had dug a well obtaining excellent water at a depth of 36 feet. Buell had the land, located generally east of First Avenue between Third Street (University Blvd.) and Eleventh Street (Broadway), plotted into lots and applied for the patent to it from the Federal Government. The subdivision was named "Buell's Addition," and patterned after developments in other cities at the time. Buell proposed to promote the development by providing modern transportation to it from the city center.

When three efforts to organize a street railway in just over a year and half failed, the influential citizens of the city gave up and pursued a less expensive route. James Buell enlisted Charles Rivers Drake [no relation to Drakes Addition] from the Tucson Railroad Company effort and Barron M. Jacobs, a local banker. Together they decided to launch the Tucson Land and Herdic Coach Company. Other interests included William A. Scott (for whom Scott Street was named), who had come to town in 1879 as a banker but shifted into insurance; and E. N. Fish, proprietor of a local mill.

In September 1881, James Buell made a trip to Philadelphia where he met with Peter Herdic. For the sum of \$500, he secured all rights to build or have built, and operate Herdic coaches in the Tucson area. They ordered, received, and placed into service their first Herdic coach even before incorporating. It arrived on November 16, 1881 and presumably went into service immediately.

While the original route and schedule is unknown, judging from later schedules, this was strictly a pure transit-type operation. It operated over a set route and on a strict schedule throughout the day for a fare of 10 cents.

On February 9, 1882, incorporation having been completed and the patent to Buell's Addition having finally been received, the [Arizona Daily] Star printed the Prospectus of the Tucson Land and Herdic Coach Company. As the Star put it in an accompanying article, this was "worthy of more than passing notice as it proposes not only to furnish the city with comfortable and cheap means of travel from one locality of the city to other points, but will place within the reach of all the people who do business downtown the means of purchasing desirable land for residence outside the city limits, as the distances will be reduced by this quick means of travel."

The Tucson Land and Herdic Coach Company was a well-organized, adequately funded endeavor. As a result, it provided the first transit system the citizens of Tucson could really depend on and be proud of. Its coaches continued to ply their regular paths through the city until at least 1888.

Buell's Addition was ahead of its time. Less than a dozen lots were sold in five years. Finally on February 2, 1888, the assets of the company were sold by order of the superior Court. In order to reserve the interests of the investors, M.P. Freeman, who had acted as Secretary and Treasurer of the Tucson Land and Herdic Coach Company, purchased the assets for \$500. In April, he sold Buell's Addition to James Buell's wife, Sallie, her husband was ill and died that December (Caywood, 18-21)

Buell's vision was only years away from fruition. The 1885 allocation of a university greatly benefitted Tucson's economy and affected development patterns within Rincon Heights. The Territorial Legislature presented the university to Tucson

as a compensation for the city's loss of its status as territorial capital that was assigned to Prescott. In 1886, 40 acres was donated for the campus and ground was broken the next year for the first campus building, "Mines" that eventually was renamed 'Old Main.' (Caywood, 21) and the University of Arizona officially opened on 1 October 1891. Established in an undeveloped area a half-mile northeast of the city's core, the University became a magnet for growth as new development filled in the space between it and the existing downtown business district as the first extramural extension of the 18<sup>th</sup> century Spanish Presidio. (Nequette and Jeffery, 21). This event created a new node of civic and economic activity that marked a dramatic shift in the suburban development of Tucson and the Rincon Heights District.

The Tucson Land and Street Railroad Company was an early attempt at public transportation in the area. Additional transit systems were developed, and the expansion of the streetcar system between downtown and the University in the following years encouraged residential development along these new routes. These new neighborhoods were built according to the American grid system of streets and blocks, adopted upon the city's incorporation in 1872 (Jeffery, 52). The grid system was seen as the most efficient for the division of property and the most economic for selling lots. Among these new neighborhoods were the middle class Armory Park on the south side of downtown, the affluent Snob Hollow (now El Presidio Historic District) on the north end of downtown, and West University between the railroad-oriented Warehouse District adjacent to downtown and the University of Arizona (Jeffery, 52).

These early suburban streetcar neighborhoods were notable for their proximity to both downtown and developing neighborhood commercial districts. The railroad tracks created a perceptual northeastern edge to the downtown and early residential neighborhoods, such as Armory Park and El Presidio. The progression of subdivisions north and east of the railroad tracks began in 1879 with the Ironhorse neighborhood (now Historic District), developed from excess land along the Southern Pacific (SP) right-of-way into rental properties to house SP blue-collar employees. Located just east of the railroad tracks between Eighth and Tenth Streets, Ironhorse continued the gridiron street pattern with mid-block alleys as created in the Armory Park suburban subdivision west of the railroad tracks. Further east, the Pie Allen neighborhood (now Historic District) was developed for blue-collar and middle class residents from a homestead bounded by Sixth Street on the north between Euclid and Park Avenues, west of the current Rincon Heights. Ironhorse and Pie Allen, two of the five neighborhoods adjacent to the railroad, met the Southern Pacific criterion that employees must live within one mile of the tracks in order to hear the "whistle code," communications system used before the telephone.

The post-railroad subdivisions of Ironhorse and Pie Allen foreshadowed the diverse residential building types found in Rincon Heights, including single-family houses with boarding rooms, duplexes, multi-family rooming houses, and alley-oriented outbuildings that served as rental units (Nequette and Jeffery, pp. 127-29). As these neighborhoods were built-out mostly within the Post-Railroad Period, their architecture lacks the stylistic diversity found in Rincon Heights, which developed over an elongated build-out period. Rincon Heights is also distinguished from Ironhorse and Pie Allen neighborhoods by the latter's predominant dependence on the railroad company for its residents and identity, whereas Rincon Heights was primarily developed to accommodate the growing population seeking distance between work and home as well as the progressively dominant association with the University of Arizona.

During the post-railroad period, all the subdivisions that currently make up the Rincon Heights Historic District were platted in the orthogonal grid and developed in the speculative manner characteristic of that period. In the 1870s (exact date unknown), 153 acres of the land currently composing Rincon Heights was purchased by Levi Ruggles (1824-1889), one of Arizona's early pioneers, who was employed as the registrar of the US Land Office. These 153 acres, located outside the 1872 original Tucson city limits, were sold for \$200 on January 28, 1880 to James Buell (1844-1885), 60 of which were platted as Buell's Addition (Pima County Recorder's Office), bounded irregularly by Third Street to the north, what is now Broadway Boulevard to the south, Highland Avenue to the east, and Euclid Avenue to the west. Buell's Addition contained 493 50-ft lots, the earliest of which were sold in December 1880, including four lots to L.C. Hughes, the editor of Tucson's *Star* newspaper, and four lots to his surveyor and family, the Chilsons.

On June 3, 1881, Frances A Drake (1836-1916), a real estate developer from New York, purchased 160 acres located east of Buell's Addition from Charles E Dailey for \$200, and platted it in 1882 as Drake's Addition (Pima County Recorder's Office Docket 5 page 572). Drake's Addition was re-subdivided a number of times, portions of which came to include the East Side Addition in 1887 (renamed Rincon Heights in 1919). In November 1899, Drake subdivided a portion of his addition located north of Sixth Street (now part of the U of A campus), naming it the South Side University Addition (renamed Brooklyn Heights Addition in 1912 and now incorporated in the UA campus). By the 1930s, his composite addition was divided again to include the Highland Re-subdivision (north of Sixth Street and now incorporated in the U of A campus), and the Hedrick Addition (south of Sixth Street where the U of A recreation center stands today).

In 1902, Tucson pioneer Levi Manning (1863-1935) partnered with Gussie Randolph to purchase undeveloped land from Nehennigh Kline located between Cherry and Campbell Avenues and between Ninth Street and the now renamed Broadway Boulevard. In January 1905, this land was surveyed and platted as the Altadena Heights Addition on behalf of the Manning Family (Pima County Recorder Miscellaneous Docket 7 page 414). In November 1905, Daniel Bingham (1864-1940), son of Mormon Battalion member and Binghampton founder Erastus Bingham, requested the portion of Altadena Heights between Cherry and Campbell Avenues and between Eighth and Ninth Streets be subdivided under the name, Bingham Addition. This deal may have played a role in encouraging the development of a Tucson Ward of the Church of Jesus Christ of Latter Day Saints (LDS) on the northeast corner of Sixth Street and Fremont Avenue in 1924, as part of the greater Rincon Heights Neighborhood. This church was in use until 1954 when it was converted to a movie theater (The Loft Cinema), among other uses. It was demolished circa 1990 for the construction of a University parking structure.

The subdivisions of Rincon Heights Historic District include some of Tucson's earliest subdivisions, developed without deed restrictions that resulted in the demographic inclusion of a wide variety of middle class ethnic and social minorities. The lack of restrictions fostered a rich and diverse suburban node with an infrastructure of commercial, educational, and religious institutions serving these minority groups, including Mormons, Christians, Quakers, Asians, Jews and Hispanics.

Of these early institutions developed during the post-railroad period was the Mary J. Platt School (site at 1200 E. Seventh Street) located south of the current Mansfeld Middle School building. The Platt School was built in 1911 by the Woman's Home Missionary Society of the Methodist Episcopal Church as a private school to provide Christian training for Mexican girls. Funds for the school were furnished by Ward Platt of Pennsylvania, and the school was named in honor of his wife. It ceased operations in 1928, was purchased by the Tucson School Board in 1937, and ultimately demolished in 1953 leaving a vacant city block that is now used as the Mansfeld Middle School sports field and playground. (Cooper and Fahr, np).

When Arizona became a state in 1912, the Tucson basin supported a population of around 45,000 people with a prosperous economy based on mining, ranching, and farming. The automobile, first introduced to Tucson in 1899, facilitated the continued residential expansion to the east, north, and west (Nequette and Jeffery, 21-22). The Santa Cruz River was a physical barrier to robust development on the west side of downtown, thus promoting strong eastward and northern expansion. During this initial Post-Railroad period of development, Rincon Heights experienced minimal suburban growth with only 10 houses constructed (see Figures 3 and 4, Additional Information).

#### The Inter-War Period (1919-1945)

Entering the 1920s, Tucson began its most prosperous period of development, referred to by historian C. L. Sonnichsen as its "Gold-Plated Decade." Tucson, known for its clean, dry air and warm climate, became a popular health and tourist destination. With the popularity of affordable automobiles, land speculation and subdivision development exploded in all directions from downtown to the foothill edges of the Tucson basin, but continued to favor the areas north and east of downtown, still Tucson's central business district. This rapid growth of speculative development lasted until the beginning of Great Depression in 1929, when Tucson's dominant economic focus began shifting toward tourism. (Nequette and Jeffery, 30).

As Tucson's population continued to grow, neighborhoods platted prior to World War I began to build out, thus filling in vacant land between downtown and emerging destinations, including the University of Arizona. These rings of suburban residential neighborhoods, including those known today as West University, Feldman's, Jefferson Park, Sam Hughes, and Rincon Heights, surrounded the university. In addition to their proximity to this increasingly dominant educational institution, these new developments appealed to home buyers because they offered relative peace and quiet from the booming city core (Nequette and Jeffery, 26). Each neighborhood adopted the gridiron planning pattern as an extension of the original township plan, and each populated with primarily single-family residential building types, with architectural styles reflecting the regional revival styles characteristic of the Inter-War Period.

Tucson's early suburban subdivisions created distinct community nodes of commercial, religious, educational, and entertainment amenities that concentrated community interaction and identity. These first tier suburban community nodes were established in West University on Fourth Avenue, north of the railroad tracks along the trolley line from downtown to the university, and in Rincon Heights on Sixth Street, south of the University of Arizona and also supported by early public transportation lines. While public schools were generally distributed as part of the suburban growth pattern, they were not often established in conjunction with other amenities. As an indication of its early role as an east-west arterial connected to downtown Tucson, Sixth Street became a corridor for the establishment of four pre-World War II public schools extending from the Santa Cruz River on the west, including Davis Elementary, Tucson High, Roskruge Elementary, and

Mansfield Middle School located in the Rincon Heights neighborhood, to its far reaches at Wilmot Road ultimately the connector for 10 elementary, middle, and high schools in the Tucson Unified School District.

The Inter-War Period saw the first significant building boom in what is now the Rincon Heights neighborhood (see Figure 4, Additional Information). Rincon Heights continued to be influenced predominantly by the University of Arizona, which expanded from a student population of 1088 in calendar year 1919-1920 to 3445 in the calendar year 1945-1946. During this period, the Rincon Heights suburban community node was established along 6th Street and Park Avenue. The development included commercial buildings including a skate rink, drugstore and markets, numerous religious buildings (Anshei Israel, Church of the Nazarene, Church of the Latter Day Saints), and one public school (Mansfield Middle School). These institutions supported the neighborhood and growing Rincon Heights population of University faculty, staff, and students, but increasingly drew from residential neighborhoods outside the immediate area that were using the Sixth Street corridor as an anchor for development eastward of downtown.

Mansfield Middle School (1300 E. Sixth Street), located on the Sixth Street commercial corridor boundary of the Rincon Heights Historic District, was designed by renown Tucson architect Roy Place in 1929. Between 1920 and 1935, bond funds totaling \$2,497,000 were raised and spent on a massive long-term building and renovation program for the district's schools. New elementary schools, including Miles, Ochoa, Roosevelt, Mission View, Borton, Hughes, Richey, Carrillo, Government Heights, and El Rio, a new Tucson High School, as well as Wakefeld, and Mansfield junior high schools were constructed at this time (Suri, 2006). Junior high schools were a new addition to the Tucson Public school system, and were composed of the seventh, eighth and ninth grades. The primary purpose behind their creation was to ease the strain on the Tucson High School, which had a population of 1,846 students before the establishment of the junior high school system. In 1929, the property at the southwest corner of Sixth Street and Mountain was acquired by the School Board from children of Tucson pioneer Jacob Mansfeld (1832-1894) who sold the land under the stipulation that the school be named after their father. The original Spanish Colonial Revival building is L-shaped structure containing 17 classrooms, an auditorium, and distinctive tower at the corner. While there have been a number of additions over the years to accommodate increased student populations, the integrity of the original presence, especially facing Sixth Street, has remained uncompromised.

As with other first-tier subdivisions during this period, residential building in Rincon Heights was built on subdivision plans laid out during the Post-Railroad Period. Residential building types evolved from vernacular variations of single-family house types to widely published single- and multi-family building types including single-family houses, duplexes and multiple-unit courtyard complexes reflecting regional revival architectural styles characteristic of the Inter-War Period. Rincon Heights exhibited regional revival styles throughout this period consistent with the concurrent development in other Tucson subdivisions.

In time, the traditional grid type subdivision plan typical of Rincon Heights became firmly associated with middle-class living, with relatively small lots and equally modest houses. Wishing to attract more affluent homebuyers, developers sought to distinguish their developments by offering alternatives to this type of subdivision plan. Three 1928 suburban subdivisions, El Encanto Estates, Colonia Solana, and Catalina Foothills Estates, were among the first in Tucson to integrate new amenities which sharply contrasted with the earlier grid plan: natural landscape features, curvilinear street layouts, deed restrictions and covenants that controlled demographic and architectural character, and large lots. These amenities offered wealthy homeowners the idea of luxurious estate living outside the city limits, but eventually transformed American subdivision planning away from the grid-iron pattern, even for the most modest of residential developments (Jeffery, 52).

The rapid growth of speculatively developed residential building lasted until the Great Depression, when Tucson shifted its economic efforts to tourism (Nequette and Jeffery, 30). University infrastructure improvements and the construction of new campus buildings continued until the Great Depression, including the "pueblo deco" University of Arizona West Stadium, designed by architect Roy Place and completed in 1929. The stadium was the first "face" of the University on the Sixth Street corridor, foreshadowing a greater presence in, and ultimately the dismantling of, the suburban community node whose apex had begun during the Inter-War Period. Depression-era federal relief programs, including the Works Progress Administration (WPA), aided construction at the University of Arizona and Tucson generally, including sidewalk and culvert improvements in the Rincon Heights neighborhood.

During this Inter-War period of development, Rincon Heights experienced its largest growth with 273 properties developed (see Figures 5 and 6, Additional Information).

### Post-War Period (1945-1970)

Tucson's population grew from 45,454 in 1950 to 212,892 by 1960 (Sonnichsen, 280), representing a causal attribute of the Post-World War II period of development in the Rincon Heights Historic District. This explosive rate of growth, combined with pent-up demand from Depression- and War-era building material shortages, created a critical housing shortage. New subdivisions were being built rapidly, extending out further and further from the city's core and defined by a culture that was increasingly automobile-oriented (Jeffery, 52).

The post-war boom revived Tucson's economy in the late 1940s as the city began its transformation from "small town" to "bustling metropolis." The city's economy benefited from the expansion of Davis-Monthan Air Force base, the construction of a defense plant, and a huge influx of new residents. This initiated a post-war building boom catering to the thousands of veterans passed through the area during their training or during the War, and subsequently chose to settle in the city permanently (Sonnichsen, 280).

Many of Tucson's post-war subdivisions were constructed with housing loans insured by the Federal Housing Administration (FHA). The FHA dictated building guidelines meant to ensure quality construction and enduring values (Nequette and Jeffery, 35-36). These guidelines also shaped the basic form of homes and encouraged highly efficient, standardized designs. Home building began to include pre-manufactured and standardized parts in an assembly-line process. This period is also characterized by the emergence of the Ranch House building type, originally developed in California, which integrated the car into the building form, emphasized a strong indoor-outdoor relationship, and followed FHA's standards. The Ranch House soon replaced the regional revival styles as the dominant residential expression in Tucson neighborhoods. Unfortunately, as the drive to achieve ever-greater efficiency combined with the influx of out-of-town builders that neglected local character and conditions, Tucson suffered a decline in the architectural quality and regional identity of new homes (Nequette and Jeffery, 36).

Post-war development throughout Tucson was impacted by the 1944 Servicemen's Readjustment Act, popularly known as the GI Bill. Within the span of 7 short years under the GI Bill, approximately 2,300,000 veterans attended colleges and universities, 3,500,000 received school training, and 3,400,000 received on-the-job training. The number of degrees awarded by U.S. colleges and universities more than doubled between 1940 and 1950, and the percentage of Americans with bachelor degrees, or advanced degrees, rose from 4.6 percent in 1945 to 25 percent a half-century later (Servicemen's Readjustment Act, 1944). The GI Bill transformed the university student body as the enrolling veterans were generally older than traditional students, while many were also married, had children, or disabled. Overall, the newly admitted veterans were more conservative than typical American students, and only a small percentage of the GI bill students were women (Remembering the GI Bill). Postwar enrollments made new construction at universities a necessity, building everything from classrooms to dormitories and the University of Arizona, like universities throughout the country, began rapidly expanding.

Nationwide, veterans were responsible for buying 20 percent of all new homes built after the war and by 1955, 4.3 million home loans had been granted, with a total face value of \$33 billion (Servicemen's Readjustment Act, 1944). The GI Bill also provided low-interest home mortgages backed by the federal government that sparked a demand for new homes in the post-war period – a key ingredient to the exploding growth of suburbia (Remembering the GI Bill).

The Rincon Heights neighborhood, unlike the adjacent neighborhoods of Armory Park, West University, and Sam Hughes, had not been fully built-out before World War II. By 1945, Rincon Heights was only 50% developed, making it ripe for post-war development with affordable land that investors could capitalize on by developing student housing. Within the two decades following World War II, numerous apartment courts had been built, single-family homes became rentals, and accessory structures such as garages had been converted into efficiency apartments. By 1970, only a hand full of developable parcels remained vacant (see Figures 5 and 6, Additional Information).

What also distinguishes Rincon Heights from other subdivisions during this period is the unique relationship and proximity to the University of Arizona. With huge post-war increases in college enrollment, the University campus expanded beyond its original boundaries into the adjacent residential neighborhoods. During this same period, federally insured low-interest FHA loans for returning GIs sparked expansive suburban growth, as droves of middle class families left older neighborhoods for the developing suburbs. This combination of factors created an ideal climate for the development of private-sector infill housing in Rincon Heights oriented to a university population of faculty, staff, and students. Families displaced by University growth north of Sixth Street moved away and veterans taking advantage of subsidized educational benefits settled in modern apartment courts and converted dwelling units in the neighborhoods surrounding the University.

During the 1950s, the southern edge of Rincon Heights, Broadway Boulevard, began to shift from a residential street to commercial corridor. Broadway from Country Club to Campbell became a dynamic mile of shops, designed by Tucson's post-WWII architectural firms and named Sunshine Mile in 1953 by the East Broadway Merchants (Sunshine Mile, 1953). This shopping strip naturally extended beyond Campbell to the west along the southern edge of the Rincon Heights neighborhood, connecting the suburban shopping area to downtown. Many pre-WWII residential homes in Rincon Heights were either retrofitted or replaced with modernist commercial buildings designed by notable architects.

During this Post-War period of development, Rincon Heights experienced sustained growth with 100 properties developed (see Figures 6 and 7, Additional Information). Over the next 20 years, Tucson would systematically demolish and "redevelop" its downtown urban core, relocating business to suburban shopping malls. The bungalow and regional revival styled single-family houses, neatly arranged in a gridiron street pattern, were suddenly an anachronism in the wave of post WWII modern architectural expression and dominant expression of the automobile as a defining force in community planning. The year 1970 marks the approximate date when the combined events of subdivision build-out of the post-war ranch house type, University of Arizona encroachment, and the introduction of the new high-rise tower residential building type, cumulatively marked a shift in neighborhood character.

#### Local Residents of the Neighborhood

From its inception, the Rincon Heights neighborhood has supported a diverse, lower-to-middle-class population. The city directories reveal a neighborhood population that not only grew in size but in its diversity as well. The earliest residents of the neighborhood were railroad workers, such as Harry McFadden, and land speculators like James Buell. But by the 1920s and 1930s, the neighborhood was composed of schoolteachers, newspaper editors, small business owners, professors, drivers, clerks, commercial artists, and musicians. In the 1940s, through to today, the neighborhood continued to expand and the demographic shift reflected the influx of college students living in the neighborhood.

The Rincon Heights neighborhood has also supported an ethnically mixed population, including Euro-American, Mexican-American, and Chinese-American residents, some of local prominence. One such Rincon Heights resident was Soleng Tom (1911-2000), a native of Nahm Loung Tuon, China, who moved to Tucson in the 1930s. After working as a restaurant janitor and at his uncle's laundry, he opened a grocery store at Congress and Simpson and in 1939 opened Soleng's Market on South Sixth Avenue (Soleng Tom). Tom and his family eventually made their home in the Rincon Heights neighborhood (1604 E. Tenth Street) from 1954 to 1960 (Tucson City Directory), during which time, Tom pursued a number of business ventures, including investing in real estate, developing poultry and dairy farms in the Santa Cruz Valley, and a cotton farm in Marana. His interests also extended to community development for the Chinese-American population of Tucson, as well as serving as president of the Tucson School Board. In 1989, an elementary school was named after him in honor of his dedication to Tucson area schools. (Soleng Tom)

The presence of various houses of worship has also added to the diversity of the Rincon Heights neighborhood. Between 1940 and 1960 a substantial Jewish population resided there when the congregation of Anshei Israel Synagogue relocated from downtown Tucson and relocated to Sixth Street. Numerous kosher delis and businesses were established along Sixth Street to provide for the Jewish community in the Rincon Heights Neighborhood. Of the Jewish population that lived in Rincon Heights, one of the more prominent residents was Rabbi Dr. Marcus Breger (1903-?). Dr. Breger came to Tucson in 1939, after he was forced to leave Rhodes Seminary where he taught when by decree of the Italian government the school was shut down at the onset of World War II (Synagogue's Growth, 6). He then immigrated with his family to the United States and was eventually invited by the Tucson Jewish community to serve as rabbi for the Anshei Israel synagogue, then located on Stone Avenue in downtown Tucson. In 1940 reflecting the demographic shift of the Jewish population to suburban neighborhoods such as Rincon Heights, the congregation was moved to a new synagogue located on the north side of East Sixth Street near the University of Arizona campus (parentseyes.arizona.edu). After serving in the US Air Force from 1943-45, Dr. Breger served as rabbi at the new synagogue from 1946 to 1970 and was instrumental in developing a Hebrew school, Congregation Anshei Israel School, located behind the synagogue. By the time Breger retired in 1970, the congregation had moved to a new facility further east near the intersection of East Fifth Street and Craycroft Road. The synagogue and school buildings on E. Sixth Street were eventually demolished for expanding University of Arizona sports facilities. (Jeffery 1999)

Rincon Heights represents the establishment of one of Tucson's earliest mixed-use suburban nodes, developed in association with early Tucson public transportation. Rincon Heights is unique among this first-tier suburban development for its adjacency to the University of Arizona whose proximity highlights the institution's impact on community expansion and the evolving relationship between the campus and community development.

### **Criterion C: Residential Architectural Styles and Building Types in Tucson, 1881-1970**

Rincon Heights Historic District is significant under National Register Criterion C for its association with the historic context "Residential Building Types and Architectural Styles in Tucson, 1881-1970." Rincon Heights is an assemblage of the fragmentary remnants of five original Tucson subdivisions: Buell's Addition (1881), Drake's Addition (1882), East Side Addition, later named Rincon Heights (1887), Altadina Heights (1902) and Bingham Addition (1905). The district developed over three distinct periods: Post-Railroad (1881-1918); Inter-War (1918-1942); and Post-World War II (1945-1970). The result is a unique sense of place created through a diverse architectural sampling of middle-class Tucson architectural styles and building types that responded to the changing housing needs during the period of significance. The combined factors of an elongated build-out period for the neighborhood, changing housing trends, the evolving relationship between the automobile and housing types, and the reaction to the needs for university student housing, make Rincon Heights the most architecturally diverse neighborhood in Tucson.

#### Residential Architectural Styles

The elongated build-out period of the Rincon Heights neighborhood, characterized by three distinct development periods, creates a unique textbook of Tucson's architectural styles all within one cohesive neighborhood (see Figure 8, Additional Information). During the Post-Railroad Period (1881-1918), the "Territorial" architectural expression in Rincon Heights was restricted to the western subdivisions of the neighborhood as an extension of the dominant styles of the adjacent Ironhorse, Pie Allen, and Armory Park neighborhoods to the west of Rincon Heights. Territorial architecture throughout southern Arizona incorporated national vernacular house types that became popular after the arrival of the railroad. The vernacular house types may be identified by certain morphological characteristics, including the building footprint (e.g. rectangular, square, L-shaped, or T-shaped) and roof type (e.g. gable, hipped or pyramidal). Variations on standard building plans include the hall-and-parlor house (typically two rooms wide and one room deep), the massed-plan house (typically two rooms deep, a varying number of rooms wide), and the pyramidal cottage (a square plan of four rooms covered by a pyramidal roof). As constructed in southern Arizona these types of vernacular housing incorporated locally available building materials, including adobe and brick, and construction techniques such as wood-frame construction. (Hollengreen and Jeffery, 50). While there are only a few examples of territorial architectural expressions in Rincon Heights (11 total properties), they represent the chronological beginning of the stylistic spectrum of Rincon Heights' diverse architectural character. The neighborhood's oldest house, an adobe hall-and-parlor with a gable roof, dates to 1877.

Early 20<sup>th</sup> Century Period Revival styles in Rincon Heights are represented by a small sampling of variant styles (one each of Queen Anne, Picturesque, and Tudor Revival). These represent a shift from vernacular traditions of local building forms and materials, to imported pattern book styles reflecting the romanticized values and building traditions of the American East, or even further east to the traditions of Europe and built from imported manufactured materials made accessible by rail (Nequette and Jeffery, 277). Through the medium of architecture, the post-railroad character of Tucson was quickly shifting from a vernacular Mexican town to an eclectic American town representing the values of its increasingly diverse incoming population. Early 20<sup>th</sup> Century Period Revival were constructed primarily of clay brick with decorative features, including a variety of wooden window types - as a distinguishing feature of this family of styles.

The Post-Railroad Period in Tucson also saw the rise of the Bungalow whose house form and stylistic characteristics reached its climax during the Inter-War Period (1918-1942). Originating in southern Asia and imported through England to the United States, the simple form could easily be adapted to various climatic conditions and was especially appropriate to mild climates such as California and Arizona where the spacious porch areas capture cooling breezes and created deep shade. Compared to the highly ornate period revival imported styles, the Bungalow was adopted as a refreshingly simple, climatically more appropriate, and affordable house type. The Bungalow house type was popularized through a number of publications, including *The Craftsman*, Sears & Roebuck catalogs, or the "Quickbilt" bungalows of the Tuxbury Lumber Company. Plans and house kits were easily accessible and delivered by train, whose ease of construction quickly made the Bungalow a standard in lightweight wood-frame construction. The breadth of Bungalow variants in Rincon Heights reflect other Inter-War Period neighborhoods in Tucson including simple gable roofed boxes with deep porches supported by heavy piers to more complex double perpendicular gable roofs - separately covering the house and street-facing porch - with exposed wood eaves, rafters and decorative gable attic vents. The characteristically heavy street-facing piers were often constructed of wood covered in stucco, brick, or even native volcanic basalt quarried from Sentinel Peak ("A" Mountain). The Craftsman Bungalow is distinguished by the more elaborate of these stylistic characteristics popularized by Charles and Henry Greene of California whose characteristic Arts & Crafts designs extended to the interior furnishings including built-in cabinets, bench seating, and other wood details (Nequette and Jeffery, 283-284). Rincon Heights contains 62 examples of the Bungalow house type.

The Inter-War Period (1918-1942) saw the rise of Regional Revival styles in western cities such as Tucson. Just as the eastern states had chosen to use English Colonial Revival styles beginning the late 19<sup>th</sup> century, promoters and architects in the west extracted the architectural characteristics from previous cultures to produce the romanticized revival styles for this region. This romantic Regional Revival movement was crystallized and then disseminated through the buildings of the 1915 Panama-California Exposition in San Diego (today's Balboa Park). Designed by Bertram Goodhue, Richard Requa, and others, these buildings promoted the Spanish Colonial and California Mission Revival styles as an appropriate regional architectural expression. Other architects, including Mary Colter and John Gaw Meem, defined similarly romantic expressions, including the Pueblo Revival, for other regions of the Southwest. This dissemination of regionally oriented revival styles also marked a shift in Tucson's cultural and architectural inspiration from the East and Midwest, to California and the West (Nequette and Jeffery, 25). The Spanish Colonial Revival style, distinguished by white-stuccoed walls, sloped roofs with red clay tile or flat roofs with parapets, and arched openings (Nequette and Jeffery, 281-282), is the dominant regional revival style in Rincon Heights, found in 137 properties. The Pueblo Revival style, often referred to as the Santa Fe style, distinguished by earth-colored stuccoed walls with rounded edges and buttressing, flat roofs with parapets and protruding wood viga ends, all representing traditional puebloan adobe construction (Nequette and Jeffery, 282-283), are found in six properties in Rincon Heights. The California Mission Revival style, distinguished from the Spanish Colonial Revival by the use of curvilinear parapets, is found in three properties in Rincon Heights. Regardless of the externally oriented expression of the regional revival styles, the primary structural material of these houses was clay brick.

The Post-World War II period (1945-1970) in Tucson and Rincon Heights was dominated by the Ranch House building type and variant stylistic characteristics. The architectural expression of Tucson directly after the war was affected by two phenomena: the incorporation of Modernism as a national architectural movement and federally insured home loans. Modern architecture brought new materials and forms, but contrasted sharply to the revivalist architectural expression still prevalent in Tucson at that time. Tucson's post-war housing boom was also greatly influenced by the emergence of federally insured housing loans provided by the Federal Housing Administration (FHA). To ensure building value, the FHA required builders to follow design standards that began to dictate not only construction materials and building processes but also the basic house form. FHA standards encouraged the use of prefabricated materials and streamlined the production of houses within a subdivision development. These houses blended the characteristics of the emerging Ranch House prototype from California that conformed well to the FHA guidelines (Hollengreen and Jeffery, 93).

The origin of the Ranch House, as a style and building type, is credited to California architect Cliff May whose idealized California ranch designs were transformed into a relatively standardized typology suited to FHA standards. The Ranch House type is characterized by a low, horizontal form, are typically one-story, with horizontal massing facing the street and feature asymmetrical facades with gable roofs with an open interior layout with large openings that provided a strong indoor-outdoor relationship, that May saw as a hallmark of the western lifestyle. A significant characteristic of the Ranch House typology is the integration of the automobile enclosure in the design of the principal street façade, often articulated as an open carport. Ranch house construction is characterized by exposed brick laid on a concrete slab on grade, large picture windows facing the street, operable steel casement windows and wide entry porches that are integrated within the roof form. While the Ranch House typological characteristics remain constant, there are stylistic features that distinguish variants within the type, including Modern Ranch, with planar roof and wall forms, as well as floor-to-ceiling or ribbon windows. Within Rincon Heights, the Ranch House type and stylistic variants filled in the remaining undeveloped lots after the end of World War II, with 100 properties, completing the neighborhood's substantial build-out in 1970.

#### Residential Building Types

The elongated build-out period of Rincon Heights, 1881-1970, not only provides a comprehensive compendium of building styles defining Tucson's early subdivision development, it also provides a parallel evolution of residential building types. Building type is distinguished from style by its function and formal analysis (building form) often defined by construction systems, in contrast to the iconographic analysis of architectural features with their association with patterns of style.

Rincon Heights exhibits the most diverse compendium of residential building types of any neighborhood in Tucson (see Figure 9, Additional Information). The neighborhood represents numerous examples of single and multi-family housing types (associated with the neighborhood's proximity to the University of Arizona) and the evolution of the automobile as an integral element in residential property development (associated with elongated build-out period). Sixteen distinct residential building types were identified (see Figure 10, Additional Information) based on the combination of function (single-family, multi-family, modified single-family to accommodate rentals), multi-family configuration (attached/detached, boarding room, duplex, triplex, linear, courtyard, multi-story apartment, mini-dorm addition), and site placement of automobile enclosure in relationship to the house (detached/attached, rear/mid-lot/integrated, alley accessible/street accessible).

The single-family (1) *Pre-WWII mass plan type* building is typical of the Post-Railroad and Inter-War Periods in Tucson. As the automobile became a necessity, variations of this primary housing type developed with (2) *Rear garage with alley access* and (3) *Rear garage with street access*. The early automobile enclosures were not much more than carriage houses found in other early pre-automobile neighborhoods. The transition between alley access and street access of these automobile enclosures is marked by hinged double doors often on both sides of the enclosure building and the eventual appearance of a curb cut and path (often just concrete strips) between the street and enclosure.

Capitalizing on the demand for early railroad male employee and later student housing, a distinct building type, the (4) *Boarding Room* was a single-family house with an additional room usually accessed off the front porch through an independent, but adjacent, front door and a plan that shared a “Jack and Jill” bathroom with doors opening to two bedrooms. The (8) *Above-garage rental* offered a similar arrangement as a detached independent unit from the main house creating a rare two-story building form in what otherwise is a single-story neighborhood. As rentals became popular as a source of income for property owners, modifications were made to the original single-family house type to create rental units including (6) *Garage to rental conversion*, (7) *Rear addition*, and the non-contributing (9) *Front addition*.

During the Post-World War II Period housing boom came a prominent stylistic shift in residential construction. The new housing type, (5) *Ranch with broad side facing street*, is characterized by a rectangular footprint with the long side facing the street consistent with the low, horizontal design features that characterized post-war subdivisions throughout Tucson. In this house type, the automobile plays a prominent role in the façade design, often sheltered by an integrated carport with no doors but displaying the automobile as a feature of the house.

Multi-family residential property development occurred throughout all periods of development in Rincon Heights. The difference as the development evolved chronologically is the size of the individual housing units, and their properties. The most common of the multi-family housing type constructed prior to World War II in Rincon Heights is the traditional attached (10) *Duplex* often designed to look like single-family residences, and in the case of the one triplex in the neighborhood, is situated on a corner property providing private entrances to each of the integrated units. Alternative configurations of multi-family residential building types included the (11) *Detached linear*, (12) *Attached linear*, and (13) *Detached courtyard*. In contrast to the pre-World War II multi-family residential developments that were often designed for a single property, the post-World War II developments, such as the attached (14) *Courtyard L- or U-shaped*, whose overall footprint spanned two or more properties to accommodate both the bigger Ranch House type units, as well as the inclusion of additional common amenities including gardens, terraces, and even swimming pools.

Beginning in the 1970s and through to today, demand for University student housing has risen. University facilities continued expanding toward Sixth Street that swallowed up private residential properties on both sides of Sixth Street that had provided student housing for generations. This has placed pressure on the Rincon Heights neighborhood resulting in two new and distinct forms of multi-family residential housing. Beginning in the 1970s and throughout the 1980s, the (15) *Multi-story apartments with common entry* is an extension of the development of housing types whose trend is toward a more dense land use pattern. A more recent and intrusive attempt to increase land use density is the non-contributing (16) *Mini-dorm addition* that demolishes, modifies, or amplifies an existing historic property to provide massive housing units composed of 6-8 bedrooms while accommodating automobile parking in what was historically the streetscape setback.

The significance of Rincon Heights architecture, distinguished by an elongated build-out period, is as a comprehensive textbook of architectural styles and single- and multi-family residential building types reflecting the cultural and social values of each period. This unique design quality makes Rincon Heights the most architecturally diverse neighborhood in Tucson.

### **Integrity in Rincon Heights**

The Rincon Heights Historic District is a residential area densely and almost completely developed, with a historic streetscape appearance with few intrusions. It retains and conveys a uniformity based on its original planning principles – wide streets, sidewalks, lot placement, and setbacks – despite the diversity of architectural styles and building types. Of the 442 total properties in Rincon Heights Historic District, 288 (65%) qualify as contributing properties based on the designated period of significance and each property’s ability to convey the district’s defined themes of significance.

### **Association/Age**

The Period of Significance for the Rincon Heights Historic District extends from 1881 to 1962. The contributing properties in Rincon Heights Historic District are associated with two important local contexts:

1. Community Planning and Development of Tucson, 1881-1970
2. Residential Architectural Styles and Building Types in Tucson, 1881-1970

The properties that are considered eligible based on their associated themes of significance but not within the established period of significance, based on the 50-year eligibility date, are designated as non-contributing due to age.

#### Location

The original layout of Rincon Heights Historic District remains intact with no properties having been moved. This layout includes a gridiron pattern set down between major arterial streets and accommodating the High School Wash watercourse that bisects the neighborhood.

#### Setting

The setting of the Rincon Heights Historic District remains largely intact except around its periphery. To the north, where encroachment by the University of Arizona, as codified in a 1996 MOU, has created an irregular definition of its district boundary. Prior to 1970, the neighborhood's northern edge of Sixth Street (along with its mirrored development on the north side of Sixth Street) provided commercial and service amenities to the neighborhoods on both sides of Sixth Street. With the exception of Mansfeld Middle School, the Rincon Heights Historic District does not include any peripheral presence on Sixth Street. To the east, street widening on Campbell Avenue has had little impact on the perceived district boundary. To the south, the transformation of Broadway Blvd from entirely residential to mixed residential/commercial development has had the impact of a concurrent mixed scale of a). contemporary commercial buildings constructed on properties where residences were demolished, b). residences that have been adapted for commercial purposes, c). residences that continue their original purpose, and d). vacant lots. To the west at Fremont Avenue, the district's integrity of setting is blurred, at places, with that of the Pie Allen Historic District. Pie Allen's gerrymandered eastern boundary encroaches beyond the Rincon Heights neighborhood perceptual boundary at Park Ave as an administrative boundary, but does not effect the Rincon Heights Historic District's perceptual boundary. Within the interior of this peripheral zone of affected properties, the original setting conveys remarkable integrity.

Most residents have replaced water thirsty lawns with desert or drought-tolerant vegetation. The neighborhood association has recently lined the streets with water-saving native trees, imparting a unified appearance across the neighborhood, although mature exotics such as palm trees, tamarisks, and orange trees, planted during the period of significance, still survive.

#### Feeling

The integrity of feeling with the Rincon Heights Historic District derives less from individual structures that convey the architectural mix of styles and house types representing an extended build-out period than from the overall context defined by the original neighborhood-wide community planning amenities such as building setback, wide streets, sidewalks, and a common landscape palette. The variation of style and property type represent the evolving influence of the University of Arizona as the consistent determinant of physical form and transformation. Thus, the neighborhood presents a temporal and spatial textbook representing the evolving relationship and growing influence of the University of Arizona on the Tucson community.

Most Rincon Heights houses were originally designed to be, and remain, modest in size, scale, and price compared to those in the middle class neighborhoods of West University Historic District to the northwest, and Sam Hughes Historic District to the northeast. Yet the mix of vernacular, bungalow, period revival, and ranch styles, as well as single and multi-family house types, distinguishes Rincon Heights from working class and lower middle class neighborhoods further west, such as Pie Allen and Ironhorse, or further east where the dominant ranch house building type and style provides a more homogeneous feeling.

After 1970, several large multi-story apartment buildings either replaced demolished houses or filled in empty lots in the neighborhood. These buildings do not contribute to the historic character of the district, but as most lie toward its periphery, they do not significantly detract from the district's integrity based on feeling. The biggest threat to Rincon Height's integrity is the recent phenomenon of transforming single-family residences into multi-family "mini-dorms". While some lot developments have been sensitive to the integrity of the streetscape contribution of the historic houses by concentrating development to the rear of the property, many have greatly compromised the original house's integrity.

### Design

Due to the elongated build-out period, Rincon Heights Historic District conveys a uniquely rich mixture of design styles and residential building types making it a textbook of the evolution of architectural heritage in Tucson. This unique design quality makes Rincon Heights the most architecturally diverse neighborhood in Tucson. The integrity of this design diversity has been maintained despite the long build-out period and various occupant types who have resided in the neighborhood.

### Materials

The integrity of materials use, appropriate to their stylistic expression, remains intact throughout most of Rincon Heights. Due to the diversity of stylistic periods and their correspondingly diverse building material palette, a homogeneous expression of integrity based on materials is not evident. However, the integrity of material use consistent with a period became a criterion of integrity evaluation on individual properties.

### Workmanship

The expression of workmanship varies between stylistic periods with each displaying features and details associated the period. As with materials, the integrity of workmanship consistent with a period became a criterion of integrity evaluation on individual properties.

### Definition of Contributing and Non-Contributing Structures

Within the Rincon Heights Historic District there are 442 properties, of which 288 (65%) are considered contributing properties, 132 (30%) are considered non-contributing properties due to age or lack of integrity, and 22 (5%) are vacant and considered neither contributing nor non-contributing (see Table of Properties).

Due to the diversity of architectural styles and residential building types, integrity was evaluated consistent to the features of both. Properties were evaluated based on their ability to convey significance of their individual stylistic expression and building type based on the following character defining features as seen from public view: Façade and building footprint; Roof form; Exterior materials; and Windows, doors, porches, and projections. In addition, minor impact changes over the years that were considered acceptable individually included window and door replacements, roof material replacements (that don't change the architectural character-defining features), and landscape features (that don't obstruct the building façade). Properties with auto enclosures converted into habitable spaces, regardless of their location on the property, were considered contributing if the modifications were considered reversible.

Properties were considered non-contributing if they did not retain their original features (as enumerated above) or if the property underwent major impact changes that compromised its character defining features including the cumulative impact of the minor impact changes listed above. In addition, properties were considered non-contributing if they contained privacy walls at the property line (according to the SHPO Wall Policy), contained incompatible additions or building modifications (including porch enclosures), or included construction of additional buildings on the property within public view.

There are also 22 vacant properties in Rincon Heights Historic District, including undeveloped lots and parking lots, which are included in the inventory but are considered neither contributing nor non-contributing (National Register).

Rincon Heights has endured a great deal of transformation as the result of its proximity to the University of Arizona. However, the integrity of the neighborhood, as defined by the tangible features of its character, is still intact.

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- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 138.9 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>504256</u>	<u>3565489</u>	2	<u>12</u>	<u>504305</u>	<u>3565489</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>12</u>	<u>504300</u>	<u>3565537</u>	4	<u>12</u>	<u>504403</u>	<u>3565537</u>
	Zone	Easting	Northing		Zone	Easting	Northing
5	<u>12</u>	<u>504403</u>	<u>3565612</u>	6	<u>12</u>	<u>504487</u>	<u>3565611</u>
	Zone	Easting	Northing		Zone	Easting	Northing
7	<u>12</u>	<u>504483</u>	<u>3565643</u>	8	<u>12</u>	<u>504614</u>	<u>3565678</u>
	Zone	Easting	Northing		Zone	Easting	Northing
9	<u>12</u>	<u>504617</u>	<u>3565376</u>	10	<u>12</u>	<u>504892</u>	<u>3565379</u>
	Zone	Easting	Northing		Zone	Easting	Northing
11	<u>12</u>	<u>504892</u>	<u>3565543</u>	12	<u>12</u>	<u>505163</u>	<u>3565546</u>
	Zone	Easting	Northing		Zone	Easting	Northing
13	<u>12</u>	<u>505197</u>	<u>3565549</u>	14	<u>12</u>	<u>505273</u>	<u>3565607</u>
	Zone	Easting	Northing		Zone	Easting	Northing
15	<u>12</u>	<u>505260</u>	<u>3564994</u>	16	<u>12</u>	<u>504256</u>	<u>3564979</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

See attached boundary map.

**Boundary Justification** (explain why the boundaries were selected)

The Rincon Heights Historic District nomination boundary encompasses five historic subdivisions: Buell's Addition (1881), Drake's Addition (1882), Rincon Heights Addition (1887), Altadina Heights Addition (1902), and the Bingham Addition (1905). While the neighborhood's perceptual boundary is generally bounded on the north by Sixth Street, the east by Campbell Avenue, the south by Broadway Boulevard, and the west by Fremont Avenue, the delineation of the Rincon Heights proposed Historic District boundary differs from this perceptual boundary by encroachments from the University of Arizona and from the Pie Allen Historic District (see Figures 1 and 2, Additional Information). The jagged edge of Rincon Heights Historic District northern boundary is defined by the University of Arizona's comprehensive campus boundary and articulated in a 1996 Memorandum of Understanding (MOU) between the University of Arizona, the Rincon Heights Neighborhood Association, and the City of Tucson. The definition of the District's western boundary at N. Fremont Avenue reflects an optimal delineation based on the discrepancy between the perceptual neighborhood boundary at Park Avenue, the University of Arizona's 3-block tract of land detached from the campus boundary between Park and Fremont Avenues, and the gerrymandered, irregular, eastern boundary of the Pie Allen Historic District (designated 1996). The various definitions of land-ownership and designation between Park and Fremont Avenues has resulted in the remaining properties becoming a no-man's land with a higher than average proportion of non-contributing properties. This defined historic district area includes both contributing and non-contributing buildings and structures.

---

**11. Form Prepared By**

---

name/title David Barkoff, Daniel Broockman, Demion Clinco, James Dickhoner, Elissa Schirmer Ery, Alex Fuente-Navarro, Katie Gannon, Jennifer Levstik, Gretchen Lueck, Jennifer Martin, and Jason Zell, with the assistance of R. Brooks Jeffery, UA Heritage Conservation ARC 597j class.

---

organization College of Architecture and Landscape Architecture May 2012  
(CALA), University of Arizona date

---

street & number P.O. Box 210075 telephone 520 621 2991

---

city or town Tucson state AZ zip code 85721-0075

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e-mail rbjeffer@u.arizona.edu

---

**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

---

**Photographs:**

---

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

For All Photographs

**Name of Property: Rincon Heights Historic District**

**City or Vicinity: Tucson**

**County: Pima County**

**State: Arizona**

**Photographer: Demion Clinco**

**Date Photographed: July 2010**

**1 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0001  
Highland Avenue and Broadway Boulevard, northwest view

**2 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0002  
Broadway Boulevard, commercial streetscape, northwest view

**3 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0003  
1010 East 10<sup>th</sup> Street, southwest view

**4 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0004

Interior apartment court, East 10<sup>th</sup> Street and North Martin, southwest view

**5 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0005

Mountain Avenue, north view

**6 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0006

8<sup>th</sup> Street and Martin Avenue, west view

**7 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0007

9<sup>th</sup> Street and Fremont Avenue, north view

**8 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0008

Mansfeld Middle School, southeast view

**9 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0009

High School Wash, Warren Avenue, west view

**10 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0010

High School Wash, WPA detail, Campbell Avenue, southwest view

**11 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0011

7<sup>th</sup> Street, southeast view

**12 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0012

Highland Avenue between 7<sup>th</sup> Street and 8<sup>th</sup> Street, west view

**13 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0013

8<sup>th</sup> street and Vine Avenue, southeast view

**14 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0014

10<sup>th</sup> Street, southwest view

**15 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0015

8<sup>th</sup> Street and Highland Avenue, southeast view

**16 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0016

10<sup>th</sup> Street, northeast view

**17 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0017

7<sup>th</sup> Street and Cherry Avenue, southeast view

**18 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0018

7<sup>th</sup> street, northeast view

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AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0019  
Martin Avenue and 10<sup>th</sup> Street, southwest view

**20 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0020  
Cherry Avenue and 10<sup>th</sup> Street, northwest view

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AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0021  
Fremont Avenue and 7<sup>th</sup> Street, southwest view

**22 of 22**

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0022  
WPA Culvert Detail, Warren Avenue

---

**Property Owner:** (complete this item at the request of the SHPO or FPO)

---

Name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

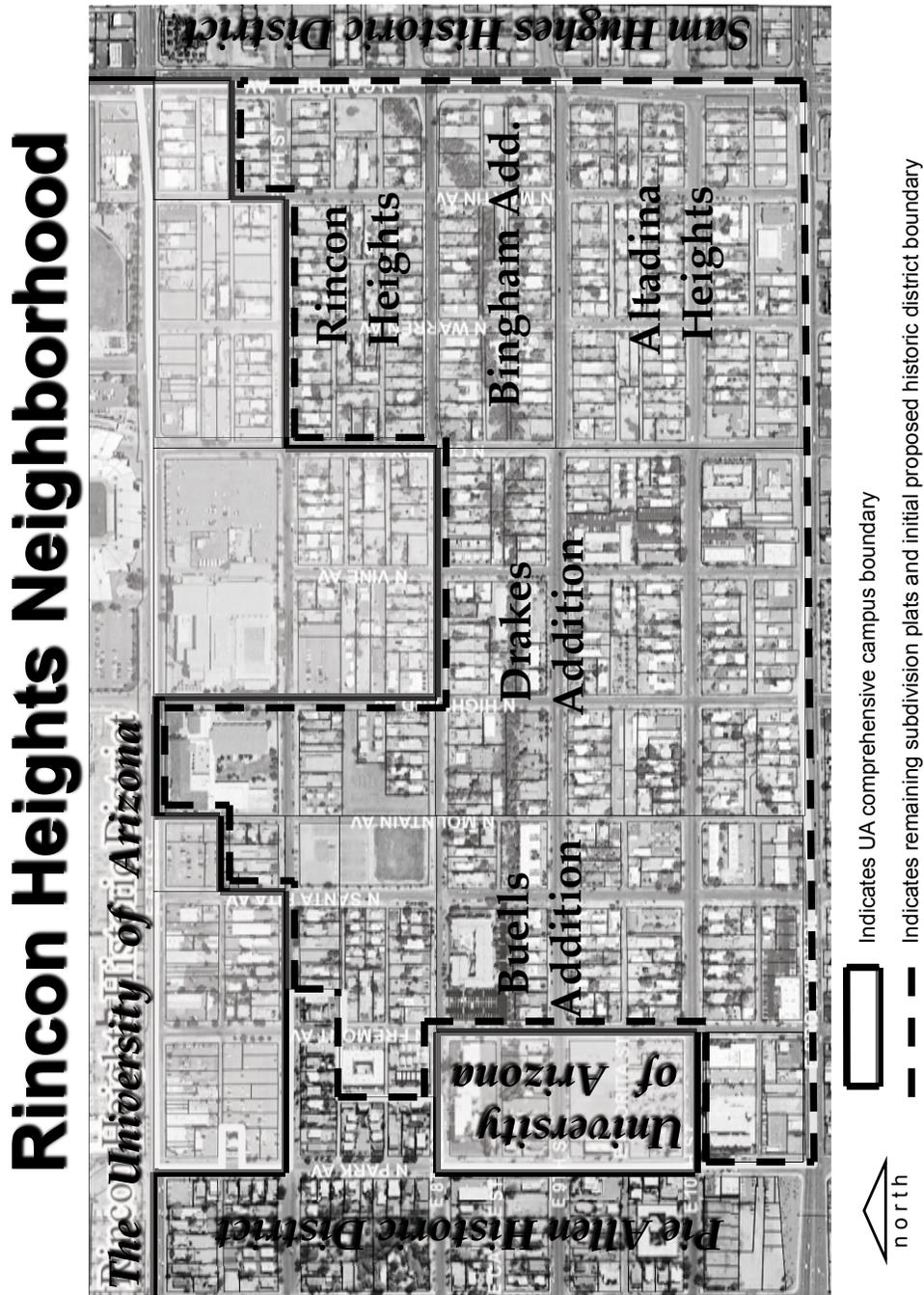
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
Pima County, Arizona

Section Number ADDITIONAL INFO Page 42

Figure 1. Rincon Heights Neighborhood as defined by surrounding subdivision and institutional boundaries. Euclid Blvd is the western-most (bottom) street on this map.



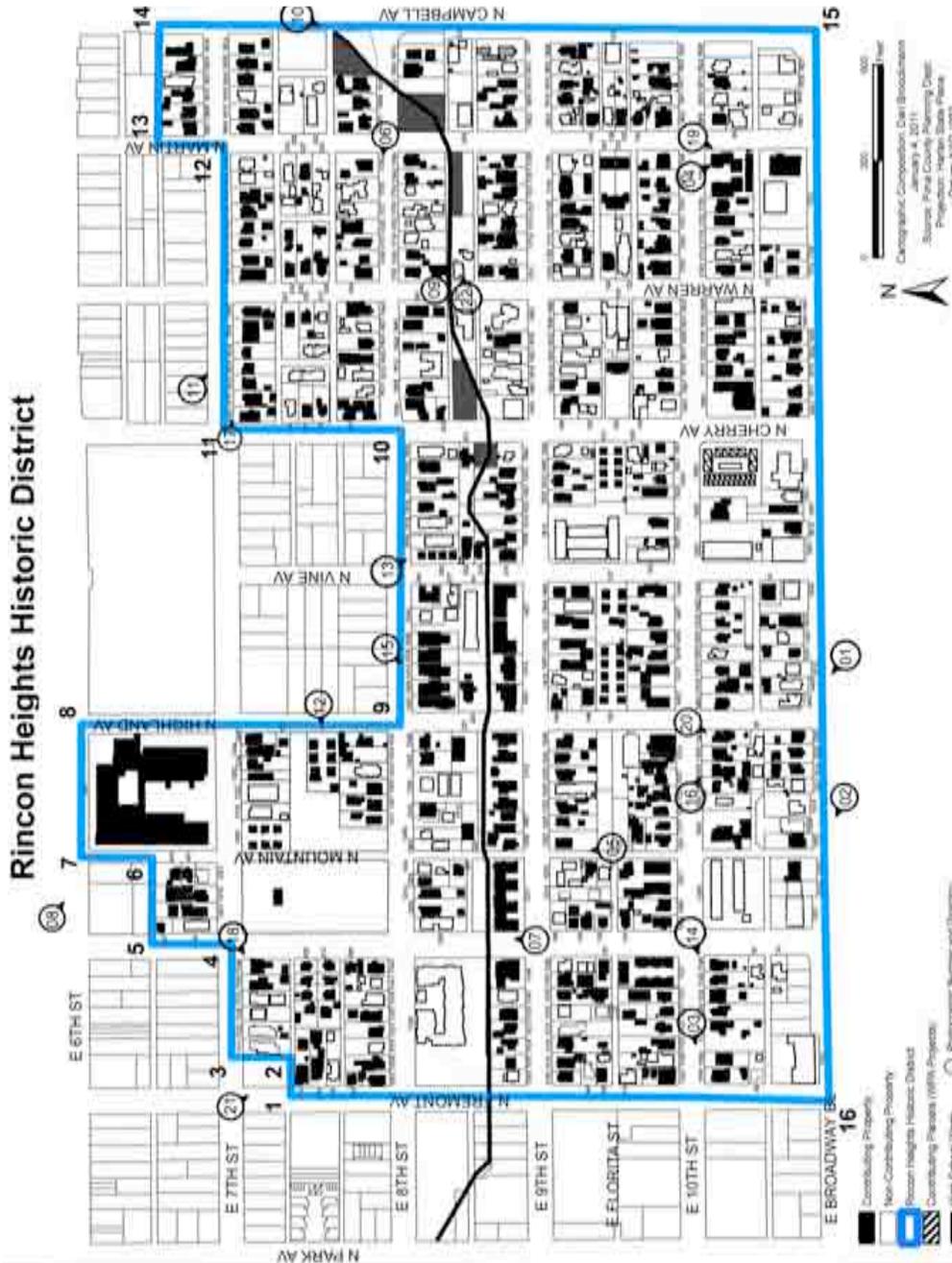
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
Pima County, Arizona

Section Number ADDITIONAL INFO Page 43

Figure 2. Rincon Heights Historic District boundary map. Park Avenue is the western-most (bottom) street on this map.



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National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
Pima County, Arizona

Section Number ADDITIONAL INFO Page 44

Figure 3. Rincon Heights Build-out Map, 1890.

## Rincon Heights Neighborhood Properties by Decade (1890)




 Cartographic Corporation Data Enclosures  
 May 3, 2008  
 Source: Pima County Planning Dept.  
 Prepared by: [Name Redacted]  
 Dataset: (MAY 1980)

**Legend**  
 High School Walk  
 1950 Properties

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
Pima County, Arizona

Section Number ADDITIONAL INFO Page 45

Figure 4. Rincon Heights Build-out Map, 1910.

## Rincon Heights Neighborhood Properties by Decade (1910)




  
 Cartographic Commission: Das Book House  
 May 5, 2008  
 Source: Pima County Planning Dept.  
 Projection: NAD 83 State Plane  
 Datum: NAD 83

**Legend**  
 High School Walls  
 1910 Properties

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
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Figure 5. Rincon Heights Build-out Map, 1930.

## Rincon Heights Neighborhood Properties by Decade (1930)




  
 Cartographic Commission: Das Bookhouse  
 Date: May 5, 2008  
 Source: Pima County Planning Dept.  
 Projection: NAD83 State Plane  
 Datum: NAD 1983

**Legend**  
 High School West  
 1930 Properties

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
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Section Number ADDITIONAL INFO Page 47

Figure 6. Rincon Heights Build-out Map, 1950.

## Rincon Heights Neighborhood Properties by Decade (1950)




  
 Cartographic Commission: Das Bookhouse  
 Map 5, 2008  
 Source: Pima County Planning Dept.  
 Projection: NAD83 State Plane  
 Datum: NAD 1983

**Legend**  
 High School Walls  
 1950 Properties



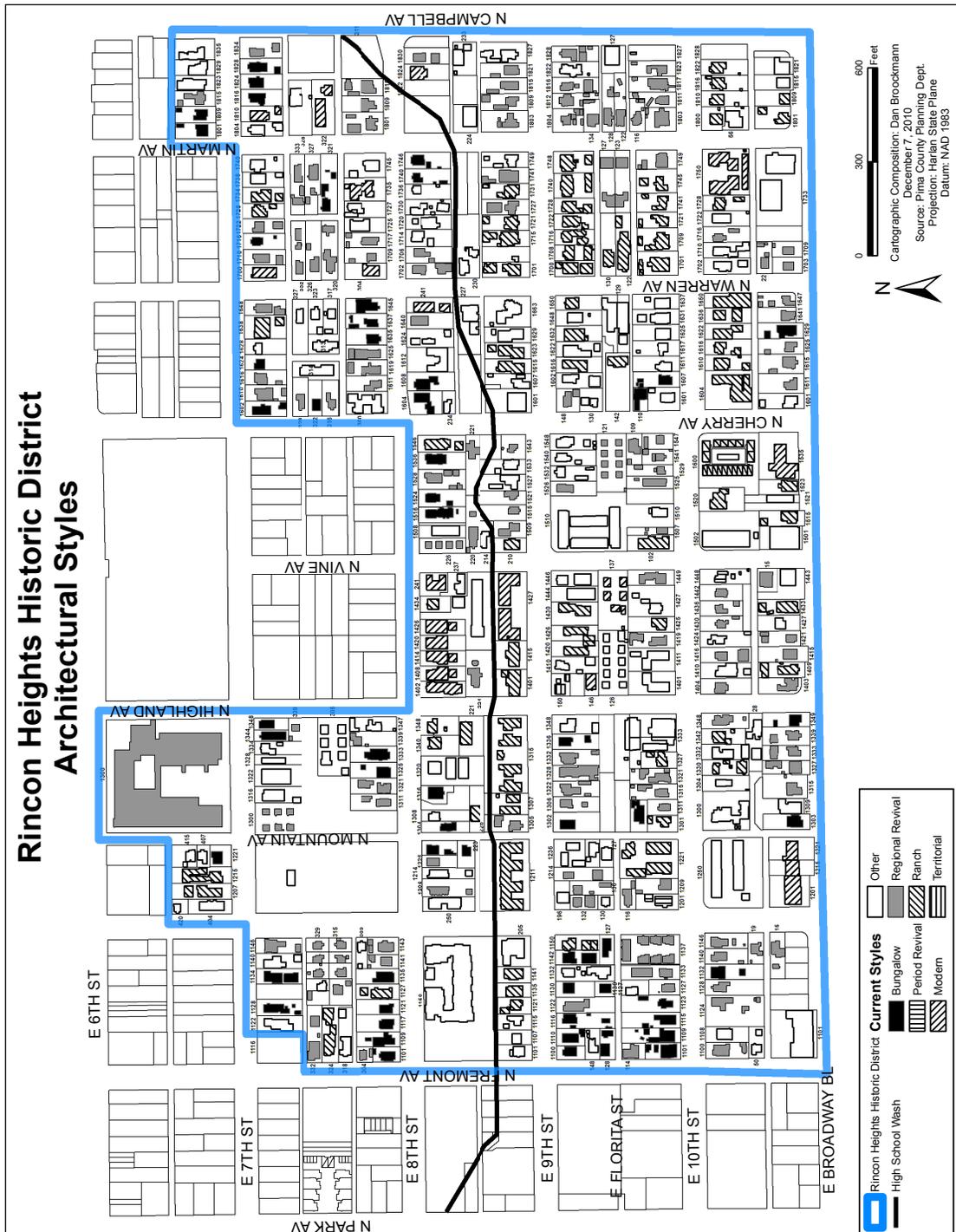
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Rincon Heights Historic District  
Pima County, Arizona

Section Number ADDITIONAL INFO Page 49

Figure 8. Rincon Heights Architectural Styles Map.



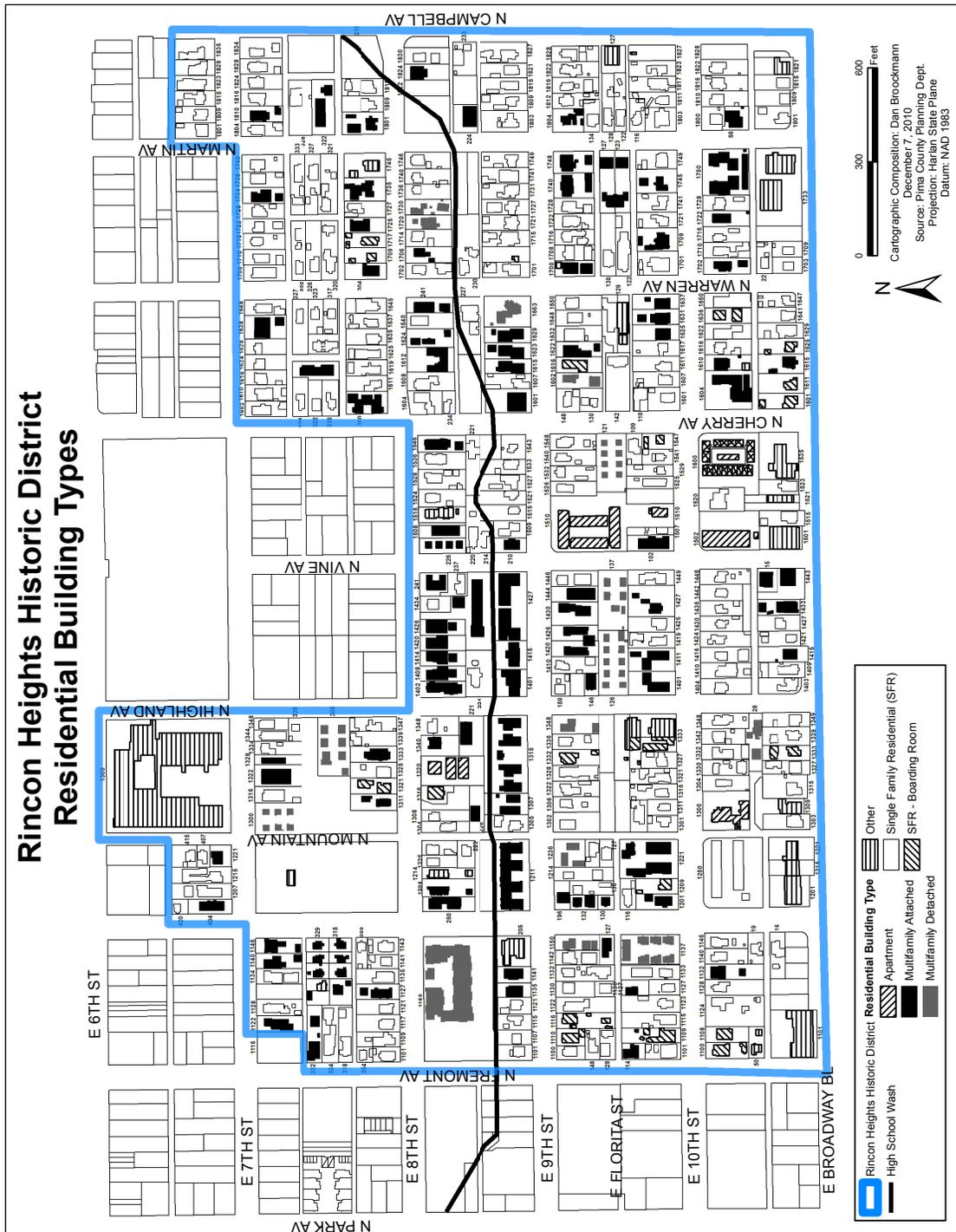
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number ADDITIONAL INFO Page 50

Rincon Heights Historic District  
Pima County, Arizona

Figure 9. Rincon Heights Residential Building Types map.



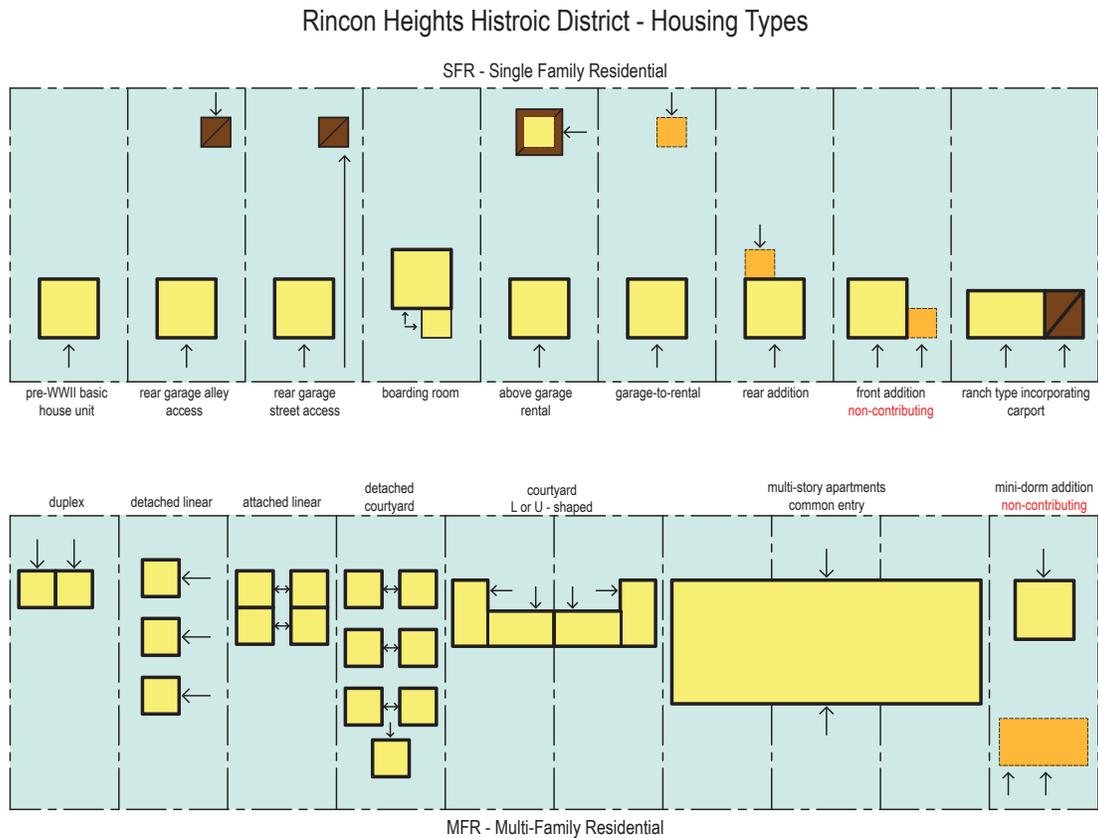
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National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number ADDITIONAL INFO Page 51

Rincon Heights Historic District  
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Figure 10. Rincon Heights Residential Building Types diagram.



The numbers below refer to the property types beginning at the upper left and ending at the lower right; automobile enclosures are in brown.

1. SFR - Pre-WWII basic house unit
2. SFR - Rear garage alley access
3. SFR - Rear garage street access
4. SFR - Boarding room
5. SFR - Above garage rental
6. SFR - Garage-to-rental
7. SFR - Rear addition
8. SFR - Front addition (non-contributing)
9. SFR - Ranch type incorporating carport
10. MFR - Duplex
11. MFR - Detached linear
12. MFR - Attached linear
13. MFR - Detached courtyard
14. MFR - Courtyard L or U - shaped
15. MFR - Multi-story apartments common entry
16. MFR - Mini-dorm addition (non-contributing)

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Section number Photographs Page 52

**PHOTOGRAPHS**

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0001  
 Highland Avenue and Broadway Boulevard, northwest view

1 of 22



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Rincon Heights Historic District
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**Continuation Sheet**

Section number Photographs Page 53

Name of Property: Rincon Heights Historic District  
City or Vicinity: City of Tucson  
County: Pima  
State: Arizona  
Photographer: Demion Clinco  
Date Photographed: July, 2010  
Description of Photograph and Number  
AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0002  
Broadway Boulevard, commercial streetscape, northwest view

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**Continuation Sheet**

Section number Photographs Page 54

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0003  
 1010 East 10<sup>th</sup> Street, southwest view

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Name of multiple listing (if applicable)

**National Register of Historic Places**  
**Continuation Sheet**

Section number Photographs Page 55

Name of Property: Rincon Heights Historic District

City or Vicinity: City of Tucson

County: Pima

State: Arizona

Photographer: Demion Clinco

Date Photographed: July, 2010

Description of Photograph and Number

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0004

Interior apartment court, East 10<sup>th</sup> Street and North Martin, southwest view

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**United States Department of the Interior**  
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Rincon Heights Historic District
Name of Property
Pima County, Arizona
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**Continuation Sheet**

Section number Photographs Page 56

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0005  
 Mountain Avenue, north view

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Rincon Heights Historic District
Name of Property
Pima County, Arizona
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Name of multiple listing (if applicable)

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**Continuation Sheet**

Section number Photographs Page 57

Name of Property: Rincon Heights Historic District  
City or Vicinity: City of Tucson  
County: Pima  
State: Arizona  
Photographer: Demion Clinco  
Date Photographed: July, 2010  
Description of Photograph and Number  
AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0006  
8<sup>th</sup> Street and Martin Avenue, west view

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**Continuation Sheet**

Section number Photographs Page 58

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0007  
 9<sup>th</sup> Street and Fremont Avenue, north view

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Rincon Heights Historic District
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Pima County, Arizona
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**Continuation Sheet**

Section number Photographs Page 59

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0008  
 Mansfeld Middle School, southeast view

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Section number Photographs Page 60

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0009  
 High School Wash, Warren Avenue, west view

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**Continuation Sheet**

Section number Photographs Page 61

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0010  
 High School Wash, WPA detail, Campbell Avenue, southwest view

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**Continuation Sheet**

Section number Photographs Page 62

Name of Property: Rincon Heights Historic District

City or Vicinity: City of Tucson

County: Pima

State: Arizona

Photographer: Demion Clinco

Date Photographed: July, 2010

Description of Photograph and Number

AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0011

7<sup>th</sup> Street, southeast view

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Section number Photographs Page 63

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0012  
 Highland Avenue between 7<sup>th</sup> Street and 8<sup>th</sup> Street, west view

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Section number Photographs Page 64

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0013  
 8<sup>th</sup> street and Vine Avenue, southeast view

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Section number Photographs Page 65

Name of Property: Rincon Heights Historic District  
City or Vicinity: City of Tucson  
County: Pima  
State: Arizona  
Photographer: Demion Clinco  
Date Photographed: July, 2010  
Description of Photograph and Number  
AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0014  
10<sup>th</sup> Street, southwest view

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**Continuation Sheet**

Section number Photographs Page 66

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0015  
 8<sup>th</sup> Street and Highland Avenue, southeast view

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Section number Photographs Page 67

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0016  
 10<sup>th</sup> Street, northeast view

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**Continuation Sheet**

Section number Photographs Page 68

Name of Property: Rincon Heights Historic District  
City or Vicinity: City of Tucson  
County: Pima  
State: Arizona  
Photographer: Demion Clinco  
Date Photographed: July, 2010  
Description of Photograph and Number  
    AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0017  
    7<sup>th</sup> Street and Cherry Avenue, southeast view

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**Continuation Sheet**

Section number Photographs Page 69

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0018  
 7<sup>th</sup> street, northeast view

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**United States Department of the Interior**  
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Rincon Heights Historic District
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**Continuation Sheet**

Section number Photographs Page 70

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0019  
 Martin Avenue and 10<sup>th</sup> Street, southwest view

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**Continuation Sheet**

Section number Photographs Page 71

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0020  
 Cherry Avenue and 10<sup>th</sup> Street, northwest view

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**Continuation Sheet**

Section number Photographs Page 72

Name of Property: Rincon Heights Historic District  
 City or Vicinity: City of Tucson  
 County: Pima  
 State: Arizona  
 Photographer: Demion Clinco  
 Date Photographed: July, 2010  
 Description of Photograph and Number  
 AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0021  
 Fremont Avenue and 7<sup>th</sup> Street, southwest view

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**Continuation Sheet**

Section number Photographs Page 73

Name of Property: Rincon Heights Historic District  
City or Vicinity: City of Tucson  
County: Pima  
State: Arizona  
Photographer: Demion Clinco  
Date Photographed: July, 2010  
Description of Photograph and Number  
    AZ\_PimaCounty\_RinconHeightsHistoricDistrict\_0022  
    WPA Culvert Detail, Warren Avenue

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